and any tax warrant regular on its face, issued by any proper officer, for any special tax, or assessment claimed to be due and unpaid, and the Tax Roll for the respective years which shall be placed in the hands of any County Treasurer or City Treasurer shall be conclusive evidence that such amount of Taxes, special taxes and assessments are due as shall in any such book or by any such tax warrant appear to have been, or be, charged against the lands aforesaid, or any thereof. If the said part of the second part or assigns, or any indorsee of either of the note aforesaid shall have paid the same, or redeemed said lands, or any thereof, from any sale therefor or because of the nonpayment thereof; And upon forfeiture of this Mortgage, or in case of default in any of the payments herein provided for the part of the second part shall be entitled to the possession of said lands and appurtenances, and all the improvements thereon, and the rents, issues and profits thereof. And the said part of the second part may then, and in any such case, immediately enter into and upon the lands hereby mortgaged, and all buildings and improvements thereon, and may remove and put off and from said lands, buildings and improvements, all and every person or persons whomsoever, forcibly if necessary, and may have take, and retain possession of the said lands and the buildings and improvements thereon, and receive and take the rents, issues and profits thereof. And a failure on the part of the said part of the second part, representatives or assigns, to take advantage of, or to enter into or upon said lands, buildings and improvements, for or upon the happening of any forfeiture or forfeitures, shall not operate as a waiver thereof, and shall not preclude or bar from taking advantage thereof on the happening of any forfeiture or cause for so doing. And the said of the first part, shall and will at own expense, from this time until said note and interest and all liens and charges by virtue hereof are fully paid off and discharged, keep the buildings erected and to be erected on said lands insured to the amount of Dollars, in some responsible Insurance Company duly authorized to do business in this State, for the benefit of said part of the second part, and cause the policy or policies thereof to be so indorsed, that any claim for loss that may arise thereunder, shall be payable to said part of the second part indorsees, executors, administrators or assigns, and in default thereof, the said part of the second part indorsees, executors, administrators or assigns, may effect such insurance in the name of said of the first part heirs devisees or assigns, with an indorsement as aforesaid and the premium or premiums, costs, charges, and expenses for effecting the same together with per cent per annum, interest thereon from the date of the payment of the same shall be an additional lien on said Mortgaged property, and may be enforced and collected, together with the interest thereon, as aforesaid, in the same manner as the principal debt hereby secured. And the said party of the first part, for herself and her heirs executors and administrators, does hereby covenant and agree to and with the said party of the second part, her heirs, assigns and indorsees, that at the time of the ensealing and delivery hereof they are well seized of the premises above conveyed as of a good, sure, perfect, absolute and indefeasible estate of inheritance in fee simple, and have good right, full power, and lawful authority to grant