

premises before any penalties or costs shall accrue on
 account thereof, and to keep the said premises
 insured in favor of the said mortgage in the
 sum of Twelve hundred Dollars, in some insurance
 company satisfactory to said mortgage, in default
 whereof the said mortgage may pay the taxes and
 accruing penalties, interest and costs, and insure the
 same at the expense of the parties of the first part,
 and the expense of such taxes and accruing penalties,
 interest and costs, and insurance, shall, from the
 payment thereof, be and become an additional
 lien under this mortgage upon the above described premises,
 and shall bear interest at the rate of 10 per cent. per
 annum. But if default be made in each payment, or
 any part thereof or interest thereon or the taxes
 assessed on said premises or if the insurance is not
 kept up thereon then this conveyance shall become
 absolute and the whole principal of said note and
 interest thereon, and all taxes and accruing penalties
 and interest and costs thereon remaining unpaid or
 which may have been paid by the party of the second
 part, and all sums paid by the party of the second
 part for insurance, shall be due and payable at
 once, at the option of the party of the second part; and
 it shall be lawful for the party of the second part, his
 executors, administrators and assigns, at any time there-
 after, to sell the premises hereby granted, or any part thereof
 in the manner prescribed by law, appraisement
 hereby waived or not at the option of the party of the
 second part, his executors, administrators or assigns
 and out of all the moneys arising from such sale to
 retain the amount then due or to become due according
 to the conditions of this instrument, together with the
 costs and charges of making such sale, and the
 surplus, if any there be, shall be paid by the party
 making such sale, on demand to the said parties of the
 first part, their heirs and assigns. In testimony
 whereof, The said parties of the first part have hereunto
 set their hands and seal the day and year last above written.