and $\frac{no}{100}$ Dollars, dated Nov. 22d 1905, due and payable in three years from date hereof, with interest thereon from the date thereof until paid, according to the terms of said note 6 and coupons thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is herein after specified. And the said part of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgagee in the sum of Four Hundred Dollars in some insurance Company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the part 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 ten per cent per annum. But if default be made in such 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 of insurance, shall be due and payable or not, at the option of the party of the second part, and it shall be lawful for the party of the second part, his successors and assigns, at any time thereafter, 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 successors 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