first part shall well and truly pay, or cause to be paid, the several sum of money in said note mentioned, with the interest thereon, according to the tenor and effect of said note then these presents shall shall be null and void. But if said sum of money or any part thereof, or any interest thereon be not paid when the same become due, then in that case, the whole of said several sums and interest shall, by virtue of this mortgage, immediately become due and payable: or if the taxes and Assessments of every nature which are or may be assessed or levied against said lands and appurtenances, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note and the whole of said sum shall immediately become due and payable; and in case the taxes and assessments of every nature so levied and assessed upon said lands are not paid when the same become due and payable, then the said party of the second part may at any time after the third day before the accruing of the penalty thereon, for the non-payment of the same, pay the amount of such taxes and assessments so levied and assessed against the lands herein mentioned and the amount thus paid by the said party of the second part, together with six per cent per annum interest thereon from the day of payment as aforesaid, shall be and become an additional lien upon the property hereby mortgaged, and said lien may be enforced and said amount collected in the same manner as the principal debt hereby secured. 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