all and singular the tenements hereditaments and appurtenances thereunto belonging or in any wise appertaining; and also all the estate interest and claim whatsoever, in law as well as in equity, which the said party of the first part has in and to the premises hereby conveyed unto the said party of the second part its successors and assigns, and to its only proper use, benefit and behoof, forever; Provided always, and these presents are upon this express condition, that if the said party of the first part her heirs, executors or administrators shall well and truly pay, or cause to be paid, to the said party of the second part its successors or assigns, the aforesaid sum of money, with interest thereon, at the time and in the manner specified in the above mentioned note; according to the true intent and meaning thereof, then and in that case these presents and every thing herein expressed shall be absolutely null and void.

But it is further provided and agreed, that if default be made in the payment of the said principal sum mentioned in said note or any part thereof, or the interest thereon, or any part thereof, at the time and in the manner and at the place above limited and specified for the payment thereof, or in case of waste, or non payment of taxes or assessments, or neglect to procure or renew insurance, as hereinafter provided, or in case of the breach of any of the covenants or agreements herein contained, then and in such case the whole of said principal and interest secured by the said note, in this mortgage mentioned shall thereupon, at the option of the said party of the second part, its successors attorneys or assigns, become immediately due and payable, anything herein or in said note contained to the