perform and comply with each and every of the conditions and agreements herein contained, then this conveyance shall be void; but in case of default in the payment of said sums of money, or either of them, or any part thereof, at maturity, or failure to perform or comply with any or either of the conditions or agreements herein contained, then this conveyance shall be and remain in full force and effect, and become absolute and the whole of the debt hereby secured shall immediately become due and payable, at the option of the legal holder of said Bond, without notice and this mortgage may be immediately foreclosed, and said premises sold for the payment of the full amount of said indebtedness, principal and interest and costs.

It is Agreed That in case said parties of the first part fail to pay said taxes and assessments when due, or fails to keep said buildings insured as herein agreed, the holder of said Bond may elect to pay such taxes and assessments and insure said buildings, and the sums paid therefor shall bear interest at the rate of ten per cent. per annum from the time of payment, and be a lien on said premises secured by this mortgage, and collect in the same manner as said principal sum; but notwithstanding such election, said Bond shall immediately become due and payable at the option of the legal holder thereof, without notice as provided in said Bond.

It is Agreed, That the holder of said Bond shall have the right to collect any and all sums of money that may at any time become payable on any policy of insurance assigned as aforesaid as collateral security, and may deduct from said money so collected the costs