

the just and full sum of Twelve thousand dollars as follows viz.: Five hundred dollars there of at the expiration of five years; Five hundred dollars thereof at the expiration of seven years and the remaining Eleven thousand dollars thereof at the expiration of ten years from the date of these presents, with interest thereon until paid at the rate of five per centum per annum, payable semi-annually with the privilege of paying one hundred dollars or more of the unmatured portion of said principal sum at the end of one year from the date hereof and on any interest paying day thereafter and before maturity; both principle and interest payable at the office of said company, in the city of Milwaukee, according to the condition of a promissory note bearing even date herewith executed by Peter E. Emery, one of said parties of the first part, to the said party of the second part and shall moreover keep in force such insurance as is above mentioned and deposit the policy or policies thereof as above provided, and shall annually pay all taxes and assessments on said real estate including all taxes and assessments assessed or levied upon or against this mortgage or the debt hereby secured, or upon the mortgage interest of the party of the second part in said premises and to produce and deliver the receipts therefor as aforesaid, and shall pay all lien claims and prior liens against said property, and pay all costs, expenses and attorneys fees on account of any litigation or legal proceedings involving in any way the debt or moneys hereby secured, or the aforesaid described premises, or this mortgage, as hereinbefore provided, then, these presents and the note shall cease and be null and void. But in case of the non-payment of any sum of money (either of principal, interest, insurance money, taxes or assessments aforesaid, lien claims or prior liens against said property, or costs expenses and attorneys fees on account of litigation or legal proceedings involving the debt or moneys hereby secured, or the aforesaid described premises, or this mortgage) at the time or times when the same shall become due, agreeable to the terms and conditions of these presents, or of the aforesaid note, or in case of any neglect or refusal to keep said building or buildings insured and deposit the policies of insurance as aforesaid, then in such case the whole amount of said principal sum shall, at the option of the said party of the second part, its successors or assigns, be deemed to have become due and payable, without any notice whatever (notice of the exercise of such option being hereby expressly waived), and the same, together with all sums of money which may be paid by said party of the second part, its successors or assigns, for or on account of insurance, taxes, assessments, lien claims, or prior liens, and for costs, expenses and attorneys fees in litigation or legal proceedings involving the debt or moneys hereby secured, or said premises, or this mortgage, with interest thereon at the rate aforesaid, shall thereupon be collectible in a suit at law, or by foreclosure of this mortgage, in the same manner as if the whole of said principal sum had been made payable at the time when any such failure in any payment shall occur, as aforesaid, and the judgment or decree in the suit brought to foreclose the same shall embrace, with said principal debt and