

NOW THEREFORE if the amount of said bond and coupons be paid when due, and all the covenants and agreements of the first party contained herein be faithfully kept and performed then these present bonds shall be null and void and this Mortgage shall be released at the expense of the party making such payment. If however, the said first party fails to pay any part of the amount of said bond or coupons within twenty days after the same becomes due, or fails to keep and perform any of the covenants and agreements made by them herein, or fails to make any partial payment upon said bond after giving notice that such payment will be made, then it is expressly understood and agreed that the whole sum of money secured hereby shall become due and collectible at once, at the option of the holder of said indebtedness or any portion of and this Mortgage may thereupon be foreclosed; and in such event it is expressly agreed that the whole of said bond shall bear interest from the date thereof at the rate of ten per centum per annum, and the holder thereof may recover the whole amount of said bond with such interest thereon, less the amount of such coupons and partial payment as shall have been paid and may recover all amounts, paid by said second party or any holder of said bond for taxes assessments, insurance and to release or extinguish any statutory liens upon said premises, or to protect, the title or possession thereof, with interest thereon as provided herein, and all may be included in the judgment rendered or amount found due in any suit to foreclose.