paid semi-annually on the 14th days of April and of October in each and every year said several installments of interest being further specified by six interest notes or coupons of even date herewith attached to the said note and payable at said W. C. Beardsley's office in the City of Auburn New York. And in and by said promissory note it is agreed that if default be made in the payment of any one of the installments of interest aforesaid at the time and place aforesaid then at the election of the legal holder of said note the said principal sum of Three Hundred Dollars shall at once become due and payable anything therein before contained to the contrary notwithstanding such election to be made at any time after the expiration of three days without notice. Now if the said party of the first part shall well and truly pay or cause to be paid the said sum of money in said note mentioned with the interest thereon according to the tenor and effect of said note then these presents shall be null and void. But if said sum of money or any interest thereon is not paid when the same is due and payable or if any taxes or assessments levied against said property are not paid when the same are payable or if default shall be made in the agreement to keep said premises insured as hereinafter set forth then in either of these cases the whole of said sum mentioned in said note together with the interest thereon shall and by this indenture does immediately become due and payable at the option of the party of the second part or his assigns to be at any time thereafter exercised without notice to the party of the first part; but the legal holder of this mortgage may at his option pay or cause to be paid the said taxes and assessments so due and payable and such premiums and charges for insurance as the mortgagor or her assigns shall neglect or refuse to pay as hereinafter set forth and charge them against said party of the first part and the amounts so charged shall be an additional lien upon the said mortgaged property and may be enforced and collected in the same manner as the principal debt hereby secured together with interest at the rate of ten per cent per annum payable semi-annually until fully paid and discharged; but whether the party of the second part elect to pay such taxes assessments and insurance or not it is distinctly understood that in all cases of