

if said principal bond were past due,

Second; said party of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due and insurance premiums for the amount of insurance hereinafter specified and if not so paid the said party of the second part or the legal holder or holders of this mortgage may without notice declare the whole sum of money herein secured at once due and payable or may elect to pay such taxes assessments and insurance premiums and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage and collected in the same manner as the principal debt hereby secured with interest thereon at the rate of twelve per cent. per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes assessments or insurance premiums or not it is distinctly understood that the legal holder or holders thereof may immediately cause this mortgage to be foreclosed and shall be entitled to immediate possession of the premises and the rents issues and profits thereof.

Fourth; Said party of the first part hereby agree to keep all buildings fences and other improvements upon said premises in as good repair and condition as the same now are and abstain from the commission of strip or waste on said premises until the whole sum hereby secured is fully paid.

Fifth. It is further ^{expressly} agreed that in case of default in the payment of said bond or any part thereof or any of the sums of money to become due herein specified according to the tenor and effect of said bond or in the case of the breach by the said party of the first part of any of the covenants or agreements herein mentioned then the bond secured shall bear interest at the rate of twelve percent per annum from date and this conveyance shall become absolute and the party of the second part be at once entitled to the possession of the above described premises and to have and to receive all the rents and profits thereof. and the said bond with interest accrued thereon and all moneys which may have been advanced and paid by the said second party with the aforesaid interest thereon shall at the election