

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 parties of the first
 part shall will 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 agree-
 ment 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 party of the second part or his assigns to be
 at any time thereafter exercised without notice to
 the parties 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 charge for
 insurance, as the mortgagor or their assigns shall
 neglect or refuse to pay as hereafter set forth and
 charge them against said parties 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 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
 insurances or not it is distinctly understood that in
 all cases of delinquencies as above enumerated then
 in like manner the said note and the whole of
 said sum shall immediately become due and
 payable and said mortgagee or his assigns may
 immediately cause this mortgage to be foreclosed
 and shall be entitled to the immediate possession
 of the premises and the rents issues and profits