

the same becomes due than the entire sums covered by said bond and secured by this Mortgage deed to become immediately due and payable without any notice of any kind whatsoever and same to be collected in like manner as if the full time provided in said bond had expired.

It is hereby expressly agreed that said first party shall insure the buildings that are insurable herein in favor of the party of the second part against loss or damage by fire in such sum and in such fire insurance companies as the second party may direct and maintain such insurance during the continuance of this loan.

It is further expressly agreed that ^{the} first party shall at all times keep the taxes and assessments of any and all kinds that may become due upon said premises fully paid and satisfied and that said security shall remain and be kept as good as the same is now during the continuance of this loan.

It is further agreed that the first party shall repay to the second party and all and every such sum or sums of money as may have been paid by them or any of them for taxes or assessments or for premiums and costs of insurance or on account of or to extinguish or remove any prior or outstanding title lien claims or incumbrance on the premises hereby conveyed with interest thereon at the rate of twelve per cent per annum from the time the said sum or sums of money may have been respectively so advanced and paid until the same are repaid and all of which said sum or sums of money and the interest to accrue thereon shall also be a charge upon said premises and shall be secured by this instrument in the same manner as the said principal sum payable by the said bond is secured thereon.

It is further 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 case of the breach by the said party of the first part of any of the covenants or agreements herein mentioned by said first party to be performed then and in that case the bond secured hereby shall bear interest at the rate of twelve per centum per annum from date and this conveyance shall become absolute and the party of the second part be at once