

cent per annum and this mortgage shall stand as security therefor.

Third said first party shall keep all fences buildings and other improvements on said premises in as good condition and repair as they now are and shall not suffer waste nor permit the value of said premises to depreciate by neglect or want of care; and should said first party neglect so to do said second party or assigns shall be entitled to immediate possession of said premises. Fourth should any of said interest not be paid when due it shall bear interest at twelve per cent per annum from the time it becomes due and should ^{said} first party ^{at} any time fail to pay any part of the principal or interest within twenty days after the same becomes due or should said first party fail to insure and pay taxes or fail to keep and perform all and singular the covenants conditions stipulations and agreements herein to be kept and performed or if said first party shall give notice of intention to make payment before due as hereinbefore provided and payment in accordance with such notice is not made the whole sum of money hereby secured shall become due and collectible at once at the option of the second party and this mortgage may thereupon be foreclosed immediately for the whole of said money interest and costs without further notice.

And it is expressly agreed and stipulated that in the event the debt secured by this mortgage shall not be paid when due by the terms of said bond or promissory note or when it shall become due by reason of the breach of any of the conditions of this mortgage it shall bear interest at the rate of twelve per cent per annum from the date hereof and the holder thereof shall recover principal and twelve per cent interest per annum thereon from the date hereof and shall recover for all moneys paid for taxes and insurances as aforesaid and for all moneys paid to extinguish or release prior or outstanding title or lien on said premises and twelve per cent interest thereon less the amount of interest which may have been paid on said indebtedness and each and all of said sums which said holder is so entitled to recover may be included in any judgment rendered in any suit instituted for the foreclosure of