

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
 promissory note is secured thereon then and in that
 case this deed shall become and be void and the
 property herein conveyed shall be released at the
 proper cost of the parties of the first part and their
 legal representatives. But if the said Theodore Boehlen
 his heirs executors or administrators shall fail to pay
 or cause to be paid to the said party of the second part
 or the legal holder of said note any of the principal
 sum payable thereby or any installment of interest then
 as the said principal and interest and each and
 every one of them shall become due and payable by
 the tenor and effect of said note or shall fail to
 repay to said party of the second part or the legal
 holder of said note at the respective times when the
 principal sum payable thereby or any installment of
 interest thereon shall become due and payable as
 aforesaid all and every such sum or sums of money as
 may have been paid by them or any of them for
 taxes and assessments or for premiums and costs of
 insurance or on account of or to extinguish or remove
 any prior or outstanding titles liens claims or encum-
 brances on the premises thereby conveyed with the
 aforesaid interest thereon then and in such case this
 deed shall remain in full force and virtue and the
 said promissory note with the interest accrued thereon
 with costs of protest and protest damages as provided
 by law and all moneys which may have been advanced
 and paid by the said party of the second part or the
 legal holder of said note aforesaid with the aforesaid
 interest thereon shall thereupon each and every one of
 them become and be presently due and payable (and
 this mortgage may be immediately foreclosed) at the
 option of said party of the second part or the legal holder
 of said note and said party of the second part or the
 legal holder of said note shall become and be at once
 entitled to the possession of the above described premises
 premises and to have and receive all the rents and
 profits thereof. And the said parties of the first part her-