

OR assigns.

That in case of failure so to pay all said taxes, or to keep said buildings, fences and fixtures in good repair, and insured, as above provided, and said premises free from any incumbrance having precedence of this mortgage, said mortgagee, his heirs or assigns, may at his option pay such taxes or redeem said premises from tax sale, or make such repairs, or procure such insurance, or pay such incumbrance; and that all moneys paid for any such purpose, and all other moneys expended by said mortgagee to protect the lien of this mortgage and the security intended to be effected hereby, with interest thereon at 7 percentum per annum, shall be added to and become a part of the debt secured by this mortgage, and shall be immediately due and payable, without waiver, however, of any other rights of said mortgagee, his heirs or assigns, arising from breach of any such covenant.

That in case default is made in the payment of any of the sums of money aforesaid, or in case of the violation or non-performance of any of the above conditions, the mortgagee, his heirs or assigns, at any time thereafter and without notice, may elect that the whole sum hereby secured and remaining unpaid, shall be immediately due and payable, and shall have the right, at any time after any such default in payment or breach of covenant, to enforce thereof by foreclosure of this mortgage or otherwise, and shall have such other remedies as the law provides.

WHEREFORE, if said mortgagors, their heirs, executors, or administrators shall fully pay all sums of money specified in said note, together with all further sums becoming in any manner hereunder part of the indebtedness hereby secured, and, up to that time, shall have well and truly performed all and singular the covenants and agreements hereinabove set forth and enumerated, then this conveyance shall be void and the premises hereby conveyed shall be released at the cost of said mortgagors;