accordance with one promissory note of the said party of the ~~second~~ first part with coupons attached of even date herewith

Sixth In the case of default of payment of any sum herein covenanted to be paid for the period of thirty days the same becomes due or in default of performance of any covenant herein contained the said first party agrees to pay to the said second party and its assigns interest at the rate of twelve (12) per cent per annum computed semi annually on said principal note from the date thereof to the time when the money shall be actually paid

Seventh The first party agrees to pay all taxes and assessments levied upon said real estate before the same becomes delinquent also all liens claims adverse titles and incumbrances on said premises and if not paid the holder of this mortgage may without notice declare the whole sum of money herein secured due and collectable at once or may elect to pay such taxes and assessments and be entitled to interest on the same at the rate of twelve (12) per cent per annum and this mortgage shall stand as security for the amount so paid with such interest

Eigth the said first party agrees to keep all buildings fences and other ~~imp~~ improvements on said real estate in as good repair and condition as the same are in at this date and shall permit no waste especialy no cutting of timber except for making and repairing buildings and fences on the place and such as shall be necessary for firewood for the use of the grantors family and the commission of waste shall at option of the mortgagee render this mortgage due and payable