or any part thereof may effect such Insurance
as hereinbefore agreed paying the cost thereof and
may also pay the final Judgment for any Statutory
Lien Claims including all costs and for the payment of all
moneys so paid with interest thereon from the time of
payment at the rate of twelve (12) per cent per annum
payable Semi-Annually these presents shall be a
Security in like manner and with like effect as for
the "payment" of said "note" and interest "coupons".

Tenth. It is also agreed that any tax or assessment of any
Kind whatever that may be Imposed by any Legal
Authority upon said note and mortgage or either
of them shall be borne and paid by said first party
and whatever sum shall be paid and incurred
by said Second party its Successors or assigns
on account of the said Tax or assessment shall
be allowed with interest thereon at the rate
of twelve (12) per cent per annum and such payments
and interest shall be Considered as secured by these
presents and a charge upon said premises
and may be deducted from the proceeds of the
sale herein Authorized.

Eleventh The said first party agrees that if the maker
of said note shall fail to pay any of said
money either principal or interest within
thirty days after the same becomes due,
or to conform or comply with any of the foregoing
covenants the whole sum of money herein
secured shall forthwith become due and
payable and this Mortgage may thereupon
be foreclosed Immediately for the whole of said
money herein ~~secured shall forth with become~~
Interest and costs and said second
party or any Legal holder hereof shall at
once upon the filing of a bill for the
foreclosure of this Mortgage be forthwith
entitled to the immediate possession
of the above described premises and may
at once take possession and Receive and