thirty days after the same comes due or in default of performance of any covenant herein contained the said parties of the first part agree to pay to the said party of the second part 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. Sixth. The parties of the first part covenant and agree to pay all taxes and assessments of every kind and nature levied upon the real estate herein described and mortgaged and also all taxes and assessments that may be levied or imposed by any legal authority upon this mortgage or the debt secured thereby and that they will pay off and cause to be discharged all liens claims adverse titles and incumbrances upon said premises and if not paid the holder of this mortgage may without notice declare the whole sum of money hereby secured to be due and payable at once, or may elect to pay such taxes assessments liens or incumbrances as well as any final judgment for statutory lien claims including costs, and thereupon the party of the second part its successors or assigns shall be entitled to interest on any sum of money so paid at the rate of twelve per cent per annum, and such payments with interest thereon 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. Seventh. The said parties of the first part agree to keep all buildings fences and other improvements on said real estate in as good repair and condition as the same are at this date and shall permit no waste, especially 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 grantor's family and the commission of waste shall at option of the mortgagee render this mortgage due and payable