of such Purposes shall at once become due and payable to him from said Parties of the first part together with interest thereon until paid at the rate of ten percent per annum in U S gold coin and that such payments as well as the attorneys fees mentioned in said notes shall be and they are hereby secured by the lien of this mortgage

and Whereas it has been and is hereby agreed between the Parties of the first and second Parts that time and ~~the~~ the exact performance of each and everything herein required or agreed to be performed is of the essence of this contract. now therefore if the said Parties of the first part shall pay or cause to be Paid all the taxes on the Premises herein described and shall keep the Buildings thereon insured as aforesaid and shall do and Perform all other things herein required or agreed to be performed in all manner as required or agreed then this conveyance to be void and of no effect. But if said Parties of the first shall fail to pay or cause to be Paid each and every of said notes in all manner in accordance with the terms thereof and the terms of this mortgage or shall fail to Pay or cause to be Paid the taxes on the herein before described premises or shall fail to cause the Buildings thereon to be insured for the Benefit of the Party of the Second Part in all manner as hereinbefore Provided or shall fail to perform any ~~thing~~ other thing herein required or agreed to be performed in all manner as is required or ~~or~~ agreed

then upon the failure of the said Parties of the 1st to fully comply with the terms of this mortgage or of said notes in any respect or Particular it shall be optional with the said Party of the second part or at any time after such failure to declare the whole of said Principal sum remaining at the time