

premiums or other charges payable by
 the said party of the second part may make
 payments thereof and the amounts so paid
 will interest shall be added to and become part
 of the debt incurred by this Mortgage without
 Stainer. However of any rights arising from Breach
 of any of the covenants
 And whereas it has been agreed between the
 said parties of the first part and the party of
 the second part that time place and exact
 performance of each and every thing herein
 required or agreed in each of said notes to be
 performed is of the essence of this contract
 now therefore the condition of the conveyance
 is such that if the said parties of the first
 part shall pay each of said notes and shall do
 and perform all other things herein required
 or agreed to be performed then this conveyance
 shall be full and void But if said parties
 of the first part shall fail to pay each or any
 one of said notes or fail to comply with the
 terms thereof and the terms of this mortgage
 or shall fail to perform any other thing
 herein or therein required or agreed to be performed
 Then upon the failure of the said parties of
 the first part 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 its successors legal
 Representatives or assigns at any time after such
 failure to declare the whole of said principal
 sum then unpaid at once due and payable
 as also all interest thereon up to that date
 or up to the date when judgment therefor against
 said parties of the first part and decree
 of foreclosure of this mortgage shall be entered and
 the party of the second part its successors assigns
 at any time after such failure at their option
 may proceed to foreclose this mortgage to compel