

premiums or other charges payable by the said party of the second part may make payments thereof and the amounts so paid with interest shall be added to and become part of the debt secured by this mortgage without waiver 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 above 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 where 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