

debt. thereby secured so long as this mortgage shall remain in force and unpaid within thirty days after the same shall become due and payable and have agreed to keep and maintain the improvements on said premises in good repair in every particular and should the said mortgagors fail to make payments of taxes rates insurances premiums or other charges payable by them the said mortgagee may at its option make payment thereof and the amount thereof 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 of the covenants and whereas it has been agreed between the said mortgagors and mortgagee 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 covenant and therefore the condition of the above conveyance is such that if ~~that~~ said mortgagee 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 null and void But if said mortgagors shall fail to pay each or any 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 mortgagors to fully comply with the terms of this mortgage or of said notes in any respect in particular it shall be optional with the said mortgagee its successors legal representatives or assigns at any time after such failure to declare the whole of said sum or all 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 mortgagors and decree of foreclosure of this mortgage shall be entered and the said mortgagee its successors legal representatives or assigns at any time after