by them the said mortgagee may at his option make payment thereof and the amounts so paid with interest shall be added to and became part of the debt secured by this mortgage without waiver however of any right arising from breach of any of the covenants and whereas it has been agreed between the said mortgagors and mortgagee that time & place and each 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 mortgagors shall pay each of said notes & 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 mortgagor 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 said mortgagors 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 mortgagee his 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 the 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 his successors legal Representatives or assigns at any time after such failure as his or their option may proceed to foreclose this mortgage to unpaid payments to be made of the full amount due and payable upon said notes or any one of them and on the motion of the mortgagee or his assigns the court may appoint a receiver to collect the rents and profits arising out of said premises herein before conveyed during pendency of such foreclosure and until the right of redemption expires and such rents and profits shall be applied in payment of the amount due under this mortgage and as is hereby

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