

same shall become due Third - that he will
 pay all taxes and assessments levied and
 assessed upon said premises and this mortgage
 before the same becomes delinquent. Fifth - that
 in case he shall fail to pay such taxes and assess-
 ments or procure such the said second party
 heirs or assigns may pay the same or procure
 such and he hereby agree to repay to such party
 all the moneys so paid with interest thereon at
 the rate of seven per cent per annum untill
 repaid and this Mortgage shall stand as security
 therefor. Sixth - In case any taxes shall become
 delinquent and remain unpaid, or such shall
 not be procured by said first party as aforesaid.
 or in case any principal or interest as provided
 in said note shall become due and remain unpaid.
 then the whole of the principal and interest of said
 notes and all moneys secured hereby shall immedi-
 ately become due and payable and this Mortgage
 may be foreclosed for the whole of such moneys.
 and in case an action shall be brought to
 foreclose this Mortgage he agree to pay the
 sum of Fifty dollars as an Attorneys fee therefor
 and this Mortgage shall stand as security for the
 same. Now however if the moneys and
 interest secured hereby shall be fully paid
 in the manner and when the same becomes
 due and the covenants and agreements herein
 be fully kept and performed by the said party
 of the first part his heirs or assigns then
 this instrument to become void and of no further
 effect. But if default shall be made in the
 payment of any of the moneys secured hereby
 as and when provided or in case of the breach
 of any covenants or condition herein by the
 said party of the first part then all moneys
 secured hereby shall at once become due and
 payable and this Mortgage may be immediately
 foreclosed and the said premises sold in the
 manner provided by law and the proceeds of