

assessed or levied against the mortgagor or assigns, on account of said note or this Mortgage, and all taxes and assessments which may be lawfully levied upon or against said land, when the same become due and payable, and not later than ten days before the same become delinquent.

And it is expressly agreed and provided by and between the parties hereto, that if the mortgagor shall fail or neglect to pay said taxes and assessments as above provided, the Mortgagee may pay such taxes and assessments, and the taxes and assessments so paid, the Mortgagor agrees to repay and the said sums of money shall at once become due and bear interest at the rate of ten per cent per annum until repaid, and the same shall be paid at the same time and with the first installment of interest which shall become due thereafter, and shall be a part of the debt secured by this mortgage and a lien on the land.

Now the payment of the principal interest and taxes as above provided will render this conveyance void.

But it is expressly provided, that time and the exact performance of all the conditions hereof is of the essence of this contract and in case default be made in the payment of any of the said sums of money, when due and payable, as above provided, either of the principal or any installment of interest, or any portion thereof, or of any of the said taxes, or in the performance of any of the covenants or conditions herein provided on the part of the Mortgagor then the whole of the principal sum and interest accrued at the time the default is made, and all taxes which the holder of the said note shall have paid or become