

shall become due and remain unpaid for a period of five days, and until the same shall have been paid.

And it is expressly agreed and provided by and between the parties hereto, that if said Mortgagor shall fail or neglect to so insure said buildings, or shall fail or neglect to pay said taxes and assessments as above provided, the Mortgage may affect such insurance and pay such taxes, and the premium or premiums paid for such insurance and the taxes so paid, the part of the first partages to repay, and the said sums of money shall at once become due and bear interest at the rate of eight per cent per annum until repaid. And the same shall be paid at 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 said land.

Now the payment of the said principal, interest, taxes and insurance premiums 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 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 if 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 the interest accrued at the time default is made, and all taxes which the