

and the parties of the first part covenant that said Mary Del Grosso and Antonio Del Grosso are the owners in fee simple of said real estate that it is free from incumbrance, and that they will pay all of said sums of money, the principle, and interest specified in said note at the time therein designated; and all of the taxes and assessments which may be assessed or levied against the party of the second part or assigns, on account of said note or mortgage, and all taxes and assessments which may be lawfully levied upon or against said land when the same becomes due and payable, and not later than ten days before the same becomes delinquent, and will pay interest at the rate of eight per cent. per annum upon all interest which 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 pay said taxes the assessments as above provided, the mortgagee may pay such taxes, and the taxes so paid, the parties of the first part agree 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 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 said land.

Now the payment of said principle, 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 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 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 holder of said note shall have paid or become liable to pay, shall, at the option of such holder, become due and payable and this mortgage may be foreclosed at any time thereafter. And it is also expressly agreed between said parties that if any suit is instituted to effect such foreclosure, by reason of any such default, the party to such suit holding this mortgage may recover therein as attorney's fees such sum as the