

any wise appertaining, to have and to hold unto the party of the second part, his heirs and assigns forever.

But as a mortgage to secure the payment of several sums of money specified in said note before mentioned, and the performance of the covenants and conditions herein contained.

And the parties of the first part covenant, that said, Mary del Grosso is the owner 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 principal and interest, specified in said note at the times 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 it is expressly agreed and provided by and between the parties hereto, that if said mortgagor shall fail or neglect to pay said taxes and 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 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 said land.

Now the payment of the said principal, interest, 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 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 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