

specified in said note before mentioned, and the performance of the covenants and conditions herein contained.

And the party of the first part covenants that said Fredric Hill is the owner in fee simple of said real estate. That it is free from incumbrance, and that he 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 will pay interest at the rate of six 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 that he will keep the buildings erected and to be erected upon the lands above described insured against loss by fire, in the sum of Dollars, in a company or companies to be designated by the Mortgagee, the policy or policies to be delivered and the loss, if any, made payable to such Mortgagee; and

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 Mortgagee may effect such insurance and pay such taxes, and the premium or premiums paid for such insurance and the taxes so paid, the party of the first part agrees 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 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 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