tenances thereunto belonging or in 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 they are the owners in fee simple of said real estate, that it is free from incumbrances, 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 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 Ten 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 I will keep the buildings erected and to be erected upon the lands above described insured against loss by fire in the sum of Five Hundred 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 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 paid. 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 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