

that time and the exact performance
 of each and everything herein required
 or agreed to be performed is of the essence
 of this contract. Now therefore if the said
 parties of the first part shall pay each
 and every of said promissory notes
 and shall do, and perform all other things
 herein required, or agreed to be performed
 in all manner as required or agreed,
 then this conveyance to be void and have
 no effect. But if said parties of the first
 part shall fail to pay, or cause to be paid
 each and every of said notes, in all man-
 ner in accordance with the terms thereof
 and the terms of this Mortgage, or shall
 fail to perform any other thing herein
 required, or agreed to be performed
 in all manner as is required or agreed;
 Then upon the failure of the said parties
 of the first part to fully comply with the
 terms of this Mortgage, or of said notes
 in any respect, or particular, it shall
 be optional with the said party of the
 second part his legal representatives, or
 assigns, to at any time after such failure
 declare the whole of said principal sum
 being at the time, when the whole amount
 is declared due, unpaid, at once due
 and payable, as also all interest there-
 on up to the date when payment of
 the whole amount thus becoming due
 shall be made, or up to the date when
 judgement therefor against said parties
 of the first part, and decree of foreclosure
 of this Mortgage shall be entered, and
 the party of the second part his
 legal representatives, or assigns, at any
 time after such failure at his or their
 option, may proceed to foreclose this
 Mortgage, to compel payment to be made
 of the full amount due and payable,