

within thirty days after the same shall become due and payable and have further agreed and do hereby agree to keep the improvements on said hereinbefore described premises in good repair and to maintain and keep up in all manner said improvements, ~~and~~ have further agreed and do hereby agree to keep the ~~building~~ on the said hereinbefore described premises insured against fire in the Insurance Company - for the sum of ~~2000~~ Dollars United States gold coin in favor of the part of the second part and for its use and behoof and to pay or cause to be paid each and every year until all notes which this mortgage is given to secure are paid in full the premiums on and to procure renewals of such insurance in favor of the said part of the second part legal representatives or assigns at least thirty days before such insurance shall expire and within said ~~thirty days~~ ~~for said~~ ~~said~~ renewals to or them; And whereas it has been and is hereby agreed between the parties of the first and second parts 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 manner 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