

And whereas the parties of the first part have agreed and do hereby agree to pay all taxes on the lands and tenements herebefore described 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 herebefore described premises in good repair and to maintain and keep up in all manner said improvements.

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 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 said notes in any respect or provision 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 therein up to the date when payment of the whole amount thus becoming due shall be made or up to the date when judgment shall be given against said parties of the first part and decree of foreclosure of this Mortgage.