

The said parties of the first part hereby covenant with said party of the second part hereinafter called the mortgagee as follows That they will pay or cause said note with all interest that may accrue thereon on or before the date the same may become due and payable. That they will pay all taxes and assessments that may become and be chargeable against said land before the same shall become delinquent and that they will keep all fences buildings and other improvements now on said premises, and hereafter put on the same in good condition and repair and will not do or act by which the value of said premises may be impaired.

Now if such payment be made as herein specified then this mortgage shall be void but if the parties of the first part shall fail to keep any of the covenants herein contained or to pay any of the money as they may become due and payable by the terms of said note; or if default be made in the payment of any taxes that may accrue on said land or if the buildings fences and improvements are not kept in good repair then this mortgage shall become and be absolute and in that event all money stipulated to be paid on said note and in this mortgage shall immediately become due and payable without notice; at the option of the mortgagee or his assigns and this mortgage may thereafter be foreclosed for the whole amount of said money interest and taxes.

And upon filing suit of foreclosure said mortgagee or his assigns shall be entitled to receive to take charge of the said mortgaged premises together with all the rents thereof profits crops and proceeds arising therefrom during such litigation and the period of redemption from sale thereunder and in case of the commencement of suit for foreclosure of this mortgage by reason of any default by the parties of the first part said parties of the first part hereby agree to pay to the holder