date thereof to the time when the money shall be actually paid.

Third That first party will pay all the taxes and assessments levied upon said real estate and also all taxes assessed against the said second party or his assigns on the note or debt secured hereby before the same become delinquent; also all liens, claims, adverse titles and encumbrances on said premises and if any of said taxes, assessments, liens or claims be not paid by first party, second party may elect to pay the same and shall be entitled to collect all sums thus paid with interest at the rate of 8 per cent per annum and this mortgage shall stand as security for the amount so paid with such interest.

Fourth the first party will keep all buildings fences and other improvements on said real estate in good repair; will not permit no waste nor cut any timber except o clearing fields fencing and fuel used on said premises.

And it is hereby expressly agreed; that if first party shall fail to pay said sums of money either principal or interest within thirty days after the same becomes due or fail to perform any of the covenants or agreements herein contained the whole sum of money secured hereby may at the option of the holder of said note, and at his option only and without notice, be declared due and payable; and this mortgage may thereupon be foreclosed for the whole of said money interest and costs and said second party or assigns or any legal holder hereof shall at once, upon the filing of a petition for the foreclosure of this mortgage be forthwith entitled to the possession of the above described premises and receive and collect the rent or, if he so elect upon the institution of proceedings to foreclose this mortgage, the plaintiff therein