payable at the option of the second parties or assigns, to be at any time thereafter exercised without notice to the party of the first part, and this mortgage shall then be absolute and may be at once foreclosed. But the legal holder of this Mortgage may, at his option, pay such of said taxes, assessments, or charges for insurance due and payable as herein set forth, as the party of the first part or assigns shall neglect or refuse to pay, and charge them against said party of the first part, and the amounts so charged together with interest at the rate of ten per cent per annum, payable semi-annually, shall be an additional lien upon the said mortgaged property, and secured by this mortgage; and the said mortgagees or their assigns may immediately cause this mortgage to be foreclosed, and shall be entitled to the immediate possession of the premises and the rents, issues and profits thereof.

The said party of the first part agrees to keep the buildings erected or to be erected on said land insured to the amount of c Dollars, to the satisfaction of and for the benefit of second parties or assigns, and to assign all insurance he may have or procure on said premises and this mortgage shall be a lien upon all insurance held by said first parties or assigns upon said premises, whether the policies therefor are assigned or not, until said indebtedness is paid. All of said policies to be delivered to said second party.

It is hereby agreed, that in case of default of payment of any sums herein covenanted to be paid, or in default of performance of any covenant herein contained, the said party of the first part agrees to pay to the said second parties or assigns interest