parties contemporaneously with this instrument
And, shall pay all taxes and assessments of whatever kind levied and assessed at any time upon said premises, or against the legal holder of said bond on account of this mortgage or the bond secured hereby, when the same shall become due, and pay or cause to be paid as they fall due the monthly installments on all shares of stock deposited with second party as collateral security to said loan, and procure, keep in force and deliver to said second party such policies of insurance as are satisfactory to it, against loss by fire, tornadoes cyclones and windstorms, upon the buildings on said premises, in a sum of at least equal to the face value of the said first mortgage bond, secured hereby, with proper clauses thereto attached making the loss if any, payable to second party, and place, keep and maintain the buildings and all other improvements now on said premises or hereafter placed thereon, in good repair at all times, and shall commit or suffer no waste or nuisance thereon, nor allow said premises to go unoccupied, and shall permit said second party by its officers and agents to go upon said premises and repair the same whenever they deem it necessary for the protection of the property, and in case said premises are left unoccupied, to take possession of and rent the same and do such acts as may to them seem best for the protection of said property and the interests of second party herein, and, shall fully comply with and perform all the covenants and agreements herein contained, then this mortgage shall be void.

But, If and as often as default be made in the performance of any of the conditions, covenants and promises herein contained, on the part of the said parties of the first part, at the time and in the manner herein provided, then, in either or any such case the whole principal sum secured by this instrument then remaining unpaid, and the interest and premium and fines accrued thereon according to the terms and conditions of said First Mortgage Bond executed by first parties bearing even date herewith, and hereinbefore referred to, shall, at the election of the second party, its successors or assigns, and without notice to first party, become at once due and payable, and said party of the second part, its successors or assigns, upon such election, may at once enter upon, and take possession of said premises, and take and receive the rents, profits and income thereof, and have full control of the same, so long as said default exists, and may apply to any Judge or Court having jurisdiction to