A.D., 1913 with interest thereon from date until paid at the rate of six per cent per annum payable semi-annually on the first days of January and July in each year and in accordance with the one promissory notes of the said party of the first part with coupons attached of even date herewith.

Sixth In the case of default of payment of any sum herein covenanted to be paid for the period of ten days after the same comes due, or in default of performance of any covenant herein contained the said first party agrees to pay to the said second party and its assigns, interest at the rate of twelve (12) per cent per annum computed semi annually on said principal note, from the date thereof to the time when the money shall be actually paid. Any payment made on account of interest shall be credited in said computation so that the total amount collected shall be and not exceed the legal rate of ten (10) per cent.

Seventh The first party agrees to pay all taxes and assessments levied upon said real estate or against this mortgage or the holder, for and on account of the same before the same becomes delinquent also all liens, claims, adverse titles and encumbrances on said premises and if not paid the holder of this mortgage may without notice, declare the whole sum