hundred dollars on the first day of February 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 February and August in each year, and in accordance with the one promissory note of the said party of the first part, with coupons attached, of even date herewith.

Fifth. In the case of default of payment of any sum herein covenanted to be paid, for the period of two days after the same becomes 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 hereof until 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 on said real estate or against this mortgage, or the holder, in and on account of the same, when the same become delinquent, also all costs, charges, expenses and commissions incurred in said proceedings, and if not paid the holder of this mortgage may, without notice, declare the whole sum of money herein secured, due and collectable at once or may at any time pay such taxes or assessments, and all sums so paid to interest from the same at the rate of ten (10)