bearing (date February 26th 1907 and payable at the Hanover National Bank of New York N.Y. due Jan 1 1909 with 10% interest from date.) Second, said party of the first part hereby agree to pay all taxes and assessments levied upon said premises, or chargeable against said mortgage and promissory note or interest, when the same is due and to keep all improvements in good repair and not to commit or allow waste to be committed on the premises, and if default be made in any of such payments, or if default be made in the payment of any amount secured by the first mortgage above referred to, or any condition of said first mortgage be broken, the said party of the second part, or the legal holder or holders of this mortgage may, with or without notice, declare the whole sum of money herein secured due and payable at once, and may elect to pay such taxes, charges, assessments and premiums, and the amounts so paid shall be a lien on the premises aforesaid, and be secured by this mortgage and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of eight per cent per annum from the date of any such payment until paid. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments and insurance premiums or not, it is distinctly understood and agreed that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed, and shall be entitled to immediate possession of the premises, and the