

shall be paid or taken to protect the same
the holder thereof may recover from the first
party an amount the of fifty dollars, and the
sum shall be due upon the filing of petition
in foreclosure and the mortgage shall
stand as security for such amount the,
and it is further agreed and understood
that upon a breach of the warranty herein,
or upon a failure or refusal to pay the
principal interest (thereof) hereby agreed when
due, or any part thereof or any interest
thereon without due, or any day or occasion
therein mentioned, or to maintain insurance
as herein provided, or to permit repairing or
rebuilding or other substantial and
reasonable repairs to the premises or the
masonry, or a failure to deliver the said
title policy, or to execute or to cause the
execution of a valid release and all or part
thereof as herein provided, or to comply with
any of the agreements or provisions of this
mortgage, then, in either event that the
whole sum hereby secured shall at once without
delay become due and payable, as the option of
the holder thereof, and shall stand in lieu of
thirty or the sum of eight per cent. per
annum, and the said part of the amount
paid, the said reasonable and proportionate
or assigned shall be credited to the balance
of the mortgage and it shall be void
therein and the proceeds thereof
shall be the payment of the said interest