and the money so advanced for the payment of
such taxes and insurance shall be added to the
mortgage debt, and the repayment thereof with
interest at the rate of Ten per cent per annum shall
be secured by this mortgage in like manner and
with like effect as for the payment of said note
and coupons.
Now, if such payments be made as herein specified
then this mortgage shall be void and shall be released
by the party of the second part, the said parties of
the first part hereby agreeing to record said release
and pay for recording the same. But, if the
parties of the first part shall fail to pay any
moneys as they become due and payable by the
terms of said note and coupons, for a period of
ten days as stipulated therein, or if default be
made in the payment of said taxes or assessments,
or if default be made in the said insurance
agreement as provided herein, or if the buildings
and improvements are not kept in good repair,
or if waste is committed on said premises then
this mortgage shall become absolute, and in
that case all moneys stipulated to be paid in said
note coupons and in this mortgage shall
immediately become due and payable, at the option
of the party of the second part or its assigns, and the
rate of interest in said note and the coupons
shall be waived, and said note shall bear interest
at the rate of ten per cent per annum from date of
such default until paid, and this mortgage may
thereafter be foreclosed for the whole amount of said
moneys, interest and costs, and upon the filing
suit of foreclosure said party of the second part