

the date of payment thereof by said party of
the second part shall be paid by the said
party of the first part shall be a lien
upon said mortgaged premises added to
the amount of said obligation and secured
by these presents and shall be included
in and made a part of any judgment
upon foreclosure of the mortgage, then
those presents shall be wholly discharged
and paid and otherwise shall remain
in full force and effect. But by and with
power of attorney, or any part thereof or any
instrument thereon is not paid, when the same
is due or should be paid, parties will
said property without the consent of the
second party or if the same are determined of
every nature which may be secured or
liens against said premises or any part thereof
are not paid when the same are made due
and payable, any said insurance is not affected
and if the policy and certificate are not made
and as aforesaid, then and upon failure of the
said party of the first part to perform the pro-
viding provisions contained in agreement on
any or either of them the whole of said sum, some
and interest thereon shall, at the option
of the said party of the second part become
due and payable forthwith whether due by the
term of said note or not and said party of the
second part shall be entitled to have and
maintain its action in any court of
competent jurisdiction for the recovery of
the whole sum secured by said mortgage
and for all costs and expenses of such suit.