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PROVIDED ALWAYS. That this instrument is made, executed and delivered upon the following conditions, to-wit: that said first parties hereby  $\infty$  venant and agree to gay all taxes and assessments of said land when the same shall become due and to keep all improvements in good repair and not to commit or allow waste to be committed on the promises.

It is further expressly agreed by and between the parties hereto that if any default be made in the payment of the principal sum of this mortgage, or the taxes, insurance premiums, dr in case of the breach of any covenant herein contained, the whole of said principal sum, with interest, shall be due and payable, and this mort age may

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