hundred ($7,500) Dollars, due to said second party for an actual loan of the said amount on the 7th day of November, 1908, according to the terms and conditions of one principal note in the amount of Seven thousand and five hundred ($7,500) Dollars, dated the 7th day of November, 1908, and three accompaning coupon interest notes, each in the sum of six hundred ($600.) Dollars, and bearing the same date, made and executed by the parties of the first part

Second: Said parties of the first part hereby covenant and agree to pay all taxes and assessments of whatsoever character on said lands when the same become due, and to keep the buildings upon the mortgaged premises insured in some reliable fire insurance company approved by the party of the second part, for the sum of Seventy five hundred ($7500.00) Dollars, and to assign the policies to said party of the second part as his interest may appear and deliver said policies and renewals to said party of the second part, to be held by him until this mortgage is fully paid and the said parties of the first part assume all responsibility of proof and care and expense of collecting such insurance if loss occurs.

Third: It is further expressly agreed by and between the parties hereto, that if any default be made in the payment of any part of either said principal or interest notes when the same become due or in case of default in the payment of any installment of taxes or assessments upon said premises, or the premiums for said fire insurance, when the same becomes due or in case of the breach of any covenant or condition herein contained, the whole of said principal sum herein named, and the interest thereon shall immediately become due and payable, at the option of the second party, and this mortgage may be immediately foreclosed.

Now if said parties of the first part shall well and truly pay to the said party of the second part, his heirs or assigns, the sum of money hereinbefore recited, and all other amounts which may be paid out by said second party or assigns, under the provisions of this mortgage, and all other indebtedness which may be due said second party or assigns, at the times herein stipulated, then this conveyance shall be null and void, otherwise to remain in full force and effect. And in case of any default in the payment of said indebtedness or failure of said first party to fulfill any of the stipulations and