

to the party of the second part all of which the said parties of the first part hereby agree to do and to deliver said insurance policy to the party of the second part, and also to deliver renewals thereof at least ten days before the expiration of the existing policy therein, and

Sixth - That if said parties of the first part shall keep and maintain the buildings, fences, fixtures and improvements now on said premises or hereafter placed thereon, in good and first class conditions at all times and in all particulars by and shall not commit or suffer waste therein - all of which the said parties of the first part hereby contract to do, - Thus and upon the full performance of each and all of the said conditions by the said parties of the first part and each and every stipulation to be performed on the part of the said parties of the first part, this deed shall be null and void, otherwise to be and remain in full force and effect.

But if and as often as default shall be made in any of the conditions, stipulations, and promises herein contained on the part of the said parties of the first part or on the failure to pay the said interest and premium when due, or to pay the said taxes or assessments when due, or to keep said premises continuously insured for the benefit of the party of the second part as agreed to be done or on the failure of the party of the first part to do any of the things herein stipulated to be done on the part of the parties of the first part at the time and in the manner they are herein agreed to be done, then in either or any such case the whole principal sum or sums secured by the instrument and the interest and premium accrued on the same up to such default at the election of said party of the second part its successor or assigns or its or their agent, shall thereupon become at once due and payable; and the said parties of the first part do hereby authorize and empower the said party of the second part its successor or assigns, the owner hereof, or its or his agent or attorney at his election, and without notice of said election to at once foreclose this mortgage for the whole of said principal sum or sums and the accrued interest and premiums, with all moneys paid out by the party of the second part or the owner of the mortgage for taxes and assessments, insurance, and the expense of keeping said premises in good repair, together with six per cent interest per annum on said sums so expended and to sell the said land granted premises at public auction at the Court house of said County for Cash after ten days notice by publication in a newspaper or if there be no newspaper published in the County when the premises are situated therein by written notice posted at the Court house