

annum, shall be secured by this instrument in the same manner and to the same extent as the original debt hereby secured; and second party shall be subrogated to all the rights of the person or persons to whom such payments may be made.

5. If first parties shall fail to pay any installment of principal or interest, at or before the date when the same shall become due and payable, or shall fail to procure and maintain insurance on the building on said land, in accordance with the terms of this instrument ~~to~~ pay the premiums on any insurance procured by them when and as the same is due and payable, or shall fail to pay any taxes, liens, assessments or judgments, which may be or become liens against the property, before or when the same shall become due and payable, or if the buildings, fences and other improvements on said land are not kept in good order and condition, or if injury or waste is committed or permitted to or on the said property or the buildings, fences, fixtures, or improvements thereon, or if any fixtures or improvements are removed from or changed on said property, or if any trees or timber are cut for any purpose or worked for turpentine without the consent of second party, all in accordance with the covenants herein contained, or if first parties shall fail to keep or perform, or shall violate, any other terms, <sup>condition</sup> provisions or covenants of this instrument, any such act, omission, condition, violation or event shall constitute a default on the first part of first parties, and second party shall have the right, immediately, at its option to exercise any rights, powers and privileges, and to pursue any remedy or remedies, herein provided for in case of default, and any other authorized by law.

6. In the event of any default by first parties under the terms of this instrument, the entire debt secured by this instrument, including principal remaining unpaid and interest thereon, and all sums paid or advanced by second party for taxes, liens, assessments, judgments, insurance premiums, repairs, or otherwise, shall at the option of second party, at once become due and payable, without notice, and second party shall have the right to proceed forthwith to foreclose this mortgage, and any waiver by second party of any condition, stipulation or covenant of this instrument, or of any violation thereof shall not be construed as a waiver of any similar or other act or acts, or omission, at any subsequent time. Whereby the terms and conditions of this instrument or of the note secured hereby a day or time is fixed for the payment of any money or for the performance of any obligation or agreement, the time stated enters into the consideration and is of the essence of the entire contract.

Over.