

or assigns.

And the said Party of the First Part, hereby covenants and agrees that in case default shall be made in the payment of any or either of the notes aforesaid, or of any part thereof, or the interest thereon, or any part thereof, on the day or days respectively on which the same, or any part thereof, shall become due and payable; or if the party of the second part, its successors or assigns, shall feel itself insecure or unsafe, or shall fear diminution, removal or waste for want of proper care of said property; or if the party of the first part shall sell or assign, or attempt to sell or assign, the said Goods and Chattels, or any part thereof, or any interest therein, or if any Writ issued from any Court, or by any Justice of the Peace, or any Distress Warrant shall be levied on said Goods and Chattels, or any part thereof, or if the party of the first part shall fail or neglect to keep the property insured for the further security of the party of the second part, and to deposit the policies as hereinafter provided; then, and in any or either of the aforesaid cases, all of said notes and sums of money, both principal and interest, shall, at the option of the party of the second part, its successors or assigns, without notice of said option to any one, become at once due and payable, anything in said notes or in this mortgage to the contrary notwithstanding; and the party of the second part, its successors or assigns, or any of them, shall thereupon have the right to take immediate and exclusive possession of said property, and every part thereof, and for that purpose may pursue the same or any part thereof, wherever it may be found, and also may enter any of the premises of the said party of the first part, with or without force or process of law, whenever the said Goods and Chattels may be, or be supposed to be, and search for the same, and, if found, to take possession of, and remove and sell, and dispose of said property, or any part thereof, at public auction, to the highest bidder, after giving ten days notice of the time, place and terms of sale, together with a description of the property to be sold, either by publication in some newspaper in the County of District #7 or by similar notices posted up in three public places in the vicinity of such sale, or at private sale, with or without notice, for cash or on credit, as the said party of the second part, its successors or assigns, agents or attorneys, or any of them, may elect, at which sale or auction the said mortgage, its successors or assigns, agents or attorneys, or either of them may become the purchaser, and out of the money arising from such sale, to retain all costs and charges for pursuing, searching for, taking removing, keeping, storing, advertising, and selling such property goods, chattels and effects, and all prior liens thereon, together with the amount due and unpaid upon said notes or any of them, either in principal or interest, rendering the over plus of money arising from such sale (if any there be) unto W.A. Rupp & G.B. Blackburn or their legal representatives, which sale or sales so made shall be a perpetual bar, both in law and equity, against the party of the first part, their legal representatives and assigns.