

taxes, rates, insurance, liens, charges and dues assessed or charged on the above real estate shall remain unpaid for the space of sixty days after the same are due and payable, then the whole indebtedness including the amount of all assessments, dues and fines on said stock, shall become due, and the said Grantee, its successors, may proceed by foreclosure, or any other lawful mode, to make the amount of said note, together with all interest, premium, costs and the amount of all assessments, dues and fines on said stock, and all taxes, rates, insurance, liens, charges and assessments accrued on said real estate, and of the above real estate and the said stock, and said Grantee shall be entitled to the possession of said premises and of said property. But the Board of Directors of said Company may, at their option, pay or cause to be paid, the said taxes, charges, insurance, rates, liens and assessments so due and payable, and charge them against said Grantor or assigns, and the amount so paid shall be a lien on said mortgaged premises until the same be paid, and may be included in any judgment rendered in any proceeding to foreclose this mortgage; but whether they elect to pay such taxes, insurance, charges, rates, liens and assessments or not, it is distinctly understood that in all cases of delinquencies as above enumerated, then, in like manner, the said note and the whole of said sum shall immediately become due and payable.

Witness our hands, this 21st day of July, 1906.

Warfield Phillips.

Minnie Phillips.

Ind. Ter. Western District, ss.

Be It Remembered, That on this 20th day of July A.D. 1906 personally appeared before the undersigned, a Notary Public in and for said county, Warfield Phillips and Minnie A. Phillips, his wife who are personally known to me to be the identical persons whose names are subscribed to the foregoing deed as grantors, and acknowledged the same to be their voluntary act and deed, and that they executed the same for the purposes therein mentioned.

Witness my hand and Notarial Seal, the day and year last above written.

(Seal) Western District, Ind. Ter.

J. W. Meadows,

Notary Public.

My commission expires Nov. 24th, 1909.

Filed for Record Aug. 14, 1906, at 9:00 A.M.

Chas. Lorton

Deputy Clerk and Ex-officio Recorder.