

Now, if the said first parties shall pay, or cause said note to be paid, with interest, according to the time and effect thereof, and perform all and every other covenants and agreements herein, then this instrument is to be null and void, and shall be released at the cost of said first parties; otherwise to remain in full force and effect.

And it is hereby further stipulated, that during the continuance of this instrument in force, the said first parties shall at all times keep all horses fully paid, as required by law, and shall keep the harness on said premises insured against loss or damage by fire, lightning and tornado in the sum of not less than \$25000; also, if any, payable to J. S. McClellan or his interest may appear.

And it is further hereby agreed, that in case the said first parties shall make default in payment of any taxes on said property when due, or in keeping said buildings insured as aforesaid, then the said second party, his heirs or assigns, or legal representatives, may pay such taxes, or effect such insurance, and the amount necessarily expended therefore, with interest at eight per cent per annum from the date of such expenditure until repaid, shall be considered as loans, the repayment of which is intended to be hereby secured, and said first parties hereby waive any and all rights of reimbursement, with or without interest, and homestead, the mortgage on the property herein described being given as security for money loaned.

And if default be made in the payment of any note hereby secured at maturity, or if default be made in the payment of any interest due on any note hereby secured when the same become due and payable, or if any taxes on necessaries, now or hereafter levied on improved ground said real estate, are permitted to become delinquent, or if default be made in the agreement to keep said property insured, as herein set forth, then, in either of these cases, the same hereby secured, with the interest thereon, shall immediately become due and payable, at the option of the mortgagee or assignee, without notice, then the said grantee or his assigns, agent or attorney, shall have power to sell said property, or public sale, to the highest bidder, for cash, at the front door of the U. S. Post Office in Dubuque, Illinois, Secretary as the same may be located at the time of sale, public notice of the time and place of said sale having first been given