

shall well and truly pay or cause to be paid to the said Pink W. Watson guardian of Joan V. Watson a minor party of the second part her executors administrators or assigns the aforesaid sum of money with interest thereon according to the tenor of said notes then this instrument shall be void otherwise to remain in full force and virtue.

and it is further agreed that, if the party of the first part shall fail to pay the sum of money aforesaid according to the tenor of the aforesaid notes, or fail to pay when due any sum interest or principal secured hereby, or any tax or assessment herein mentioned, or upon a breach of any warranty herein contained or upon a failure to comply with any of the requirements herein or upon any waste upon said premises or any removal or destruction of any building or improvement thereon without the consent of said second party the whole sum secured hereby shall at once and without notice become due and payable at the option of the holder hereof, and shall bear interest thereafter at the rate of eight (8%) per cent per annum and the said second party of the second part or her executors administrators or assigns shall become at once entitled to a foreclosure of this mortgage and to have the said premises sold and the proceeds applied to the payment of the sums secured hereby including a reasonable