

One note for the principal sum of Twenty Five Thousand Five Hundred Sixty & No/100 (\$25,560.00) made and signed by the above named mortgagor Ira L. Reeves dated the 10th day of September, 1922, due and payable to the said mortgagee, Charles Page or order, on the first day of May, 1924, with interest from the 10th day of September, 1922 at six per cent per annum, until paid, said interest due and payable semi-annually from the 10th day of September, 1922.

PROVIDED ALWAYS, and this instrument is made, executed and delivered upon the following conditions, to-wit: That said first party hereby covenants and agrees to pay all taxes and assessments levied and assessed on said real estate and premises, when the same are due each year, to keep all buildings and improvements on said premises at all times in proper repair and not to alter or remove same without consent of the second party and not to commit waste or allow waste to be committed on said premises, .

It is further expressly agreed by and between the parties hereto that the first party shall keep said buildings and improvements on said premises insured for the benefit of the second party against loss by fire and tornado, for not less than \$12,000.00 in companies satisfactory to said second party and all policies and renewal receipts shall be delivered to said second party.

It is further expressly agreed by and between the parties hereto that the said second party may pay any taxes and assessments levied or assessed against said premises insurance upon said buildings and improvements and any other sum or sums necessary to protect the party of the second part or his assigns, and recover the same from the first party ten per cent interest, and every such payment is hereby secured.

It is further expressly agreed by and between the parties hereto that upon the failure of the party of the first part to pay when due, any note or notes, or any sum, principal or interest, hereby secured, or any tax or assessment herein mentioned, or to comply with any of the requirements herein set forth, or upon any waste upon said premises, or any removal or destruction of any building or other improvements, on said premises, without consent of the second party, the whole sum hereby secured, shall at once and without notice become due and payable at the option of the party of the second part or the holder hereof, and the said second party or his assigns shall be entitled to a foreclosure of this mortgage and to have said premises sold and the proceeds of said sale applied to the payment of the sums hereby secured, and that immediately upon the filing of the petition in foreclosure the second party or the holder hereof shall be entitled to the possession of said premises, and to collect and apply the rents thereof, less reasonable expenditures, to the payment of said indebtedness hereby secured, and for this purpose the second party, or the holder hereof shall be entitled to the appointment of a receiver, to the appointment of which said mortgagor hereby consents and the holder hereof shall be held to account, in no case for rental or damages, other than for rents actually received. Said party of the first part hereby agrees that in the event action is brought to foreclose this mortgage he will pay a reasonable attorney's fee of Ten per cent of the amount due, which this mortgage also secures.