

SECOND: That said first parties will pay to the said second party, or to his order, the said sum of One Thousand Dollars (\$1,000.00), with interest thereon, in accordance with four (4) certain promissory notes of even date herewith, executed by the said first parties to the said second party, each of said notes being for the sum of Two Hundred and Fifty Dollars (\$250.00), and being payable respectively, on the 24th days of January, May, August and October, in the year 1923, and all bearing interest from maturity until paid at the rate of ten per centum (10%) per annum.

THIRD: That, during the continuance in force of this mortgage, the said first parties will pay all taxes, charges or assessments, general or special, that may be by law levied upon the above described property, when and as the same shall become by law due and payable, and that they will keep said property free from mechanic's liens and all other liens and that they will at all times preserve and protect the security hereunder against any and all adverse, superior or intervening claims or interests.

FOURTH: That the said first parties will, at all times, maintain insurance upon the buildings upon said premises against loss by fire, lightening and wind storms in an aggregate amount of not less than Eight Thousand Two Hundred Dollars (\$8200.00), and upon the above described personal property in such amount as may be had, and will at once deliver to the said second party all policies covering such insurance properly assigned to said second party as collateral and additional security for the aforesaid debt, interest and all sums hereby secured, and will so maintain such insurance until the said debt and interest are paid; that, if default is made by said first parties in maintaining said insurance as above provided, the said second party may so insure and reinsure said property for the protection and security of said indebtedness.

FIFTH: That, in case said first parties shall make default in any one or more of the covenants and agreements above set forth, then the said second party, his heirs or assigns, may pay such taxes and assessments and effect such insurance and protect the title to said property against adverse claims and liens, and pay the costs thereof, and the amount so expended therefor, with interest at the rate of ten per centum (10%) per annum on sums paid for such taxes, assessments, insurance, protection of title and discharge and release of liens, and for costs thereof, from the date or dates of such expenditure until paid, shall be secured by this mortgage: but the said second party shall be under no obligation to pay such taxes and assessment, to effect such insurance, or to protect said property from adverse claims or liens.

SIXTH: That, if the said first parties shall fail to pay any of said money, either principal or interest, whenever the same becomes due, or to comply with any of the covenants and agreements contained in this mortgage, then the whole sum of money herein and hereby secured may, at the option of the holder or holders of the notes hereby secured and without notice, be declared due and payable at once, and this mortgage may thereupon be foreclosed for the whole of said money then remaining unpaid, and the said second party, his heirs and assigns, or any legal holder of said notes, shall, immediately upon the filing, in the proper court, of a petition for the foreclosure of this mortgage, be entitled to have a receiver appointed by the court to take possession and control of the property and premises covered by this mortgage and to collect the rents and profits thereof, under the directions of the court, without further proof, the amount so collected by such receiver to be applied, under the directions of the court, to the payment of any judgment rendered or amount found due upon the foreclosure of this mortgage.

The foregoing covenants and conditions being kept and performed, this conveyance