and the payment to said second party, successors, or
assign the principal sum of One Hundred Dollars on
the first day of November, 1909, with interest thereon
at the rate of ten per cent per annum until maturity,
and at ten per cent after maturity, said interest to
be paid semi-annually principal and interest payable at
the office of Wright & Pomeroy, according to the con-
ditions of the one promissory note of the said parties
of first part for said amount made and delivered unto
said second party, being of even date herewith, and due
as above stated.

The said first party shall not commit or suffer
waste, shall pay all taxes and assessments upon
said property, to whomsoever assessed including personal
taxes, before delinquent, shall keep the buildings thereon
insured to the satisfaction of said second party for at
least c dollars delivering all policies and renewal receipts
to said second party, and upon the satisfaction of
this mortgage will accept from the mortgagee a
duly executed release of the same have it recorded
and pay for the recording.

A failure to comply with any of the agreements herein
shall cause the whole debt secured hereby to at once become
due and collectible if said second party or assigns so elect,
and no demand for fulfillment of conditions broken,
nor notice of election to consider the debt due shall be
necessary previous to commencement of suit to collect
the debt hereby secured, or any part thereof, or to foreclose
this mortgage. And in case of default, said second
party may take immediate possession of said
premises, and if suit is commenced to foreclose
this mortgage, the said second party shall be en-
titled to have a receiver appointed to take charge of said
real estate during such litigation and the period of
redemption from sale thereunder accounting to the
mortgagor for the net income only, applying the same
in payment of any part of the debt secured hereby re-
maining unpaid, and upon sheriff's sale said
first party waives the platting of homestead and agrees