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further agreed that either the second or third parties may pay any taxes levied against said lots, and recover same from the first party with eight per cent interest, and that such payment is secured hereby, and that in case of foreclosure hereof, and as often as any foreclosure suit may be filed, the second party shall recover from the first party an attorney's fee of \$25.00 and ten per cent upon the amount due, which shall be due upon the filing the petition of foreclosure, and which is secured hereby, together with the expense of examination of title in preparation for foreclosure. Any expense incurred by second or third parties in litigation or otherwise, including attorney's fees and abstract of title, incurred by reason of this mortgage, or to protect its liens, shall be repaid by first party, with interest at ten per centum per annum, and this instrument shall be security therefor.

Now, if the first party shall pay or cause to be paid, unto the holders of the notes aforesaid, all and singular the said promissory notes and interest coupons, at the maturity thereof, respectively, and shall well and truly keep and perform all and singular the several agreements herein set forth, then this trust shall cease and be void and the property shall be released at the cost of first party; but if upon a breach of any warranty or agreement herein, or a failure to pay when due any sum, interest or principal or advancements, secured hereby, or any taxes herein mentioned, or to comply with any of the requirements herein, or upon any waste permitted or committed on said premises, the whole sum secured hereby shall at once and without notice become due and payable, and shall bear interest thereafter at the rate of eight per centum per annum and the said party of the second part, or the party of the third part, or the assigns of them or either of them, shall be entitled to a foreclosure of this mortgage and to have said premises sold and the proceeds applied to the payment of the various sums secured thereby and the costs of foreclosure; and the second party shall upon the written request of persons holding a note secured hereby to the value of 10% of the whole amount of said notes, and after giving the first party thirty days notice in writing of his intention so to do, shall file a petition in a court of competent jurisdiction to foreclose said mortgage, and shall press the suit to a speedy decree and sale of the property, and he shall also be entitled to take possession of said real estate and lots, and to collect and apply the rents thereof, less reasonable expenditures to the payment of the debt secured hereby pro rata on all the notes. Upon a sale of said lots and real estate he shall receive the proceeds, and shall pay 1st. The expenses of foreclosure including the attorney's fees provided herein. 2nd. All moneys advanced by second or third parties in protecting said mortgaged premises and taxes; next, the amount unpaid on said notes and interest coupons to the holders pro rata on said notes and accrued interest; and the remainder if any to the party of the first part or his legal representatives or assigns.

Dated this 30th. day of November, 1923.

ATTEST: A.J. Walm

(CORP SEAL)

RESOURCE DEVELOPMENT CO.,
By: J.F. Greenway, Its President.

STATE OF MISSOURI)
 : SS
CITY OF ST. LOUIS)

Before me, the undersigned, Notary Public, in and for said City and State, on this 30th. day of Nov. 1923, personally appeared J.F. Greenway to me known to be the identical person who subscribed the name of the maker to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.