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Twelve Thousand Five Hundred Dollars (\$12,500.00) on the 10th, day of July, 1927, and One Hundred Thousand Dollars (\$100,000.00) on the 10th day of July, 1928, with interest on said sum of One Hundred Fifty Thousand Dollars (\$150,000.00) from the 10th day of July, 1923, untill paid (it being understood that upon payment of each instalment of the principal the amount of such installment paid shall be deducted from the sum upon which interest is to be paid thereafter,) at the rate of 5½ per centum per annum, payable semi-annually, on the 10th. day of July and January in each year, and if any instalments of interest or principal are not paid upon the date on which the same shall become due and payable, we jointly and severally agree to pay interest in such delinquent instalment or instalments of interest or principal from the date the same were due and payable until paid, at the rate of ten (10) per centum per annum.

This Note is secured by first mortgage, bearing even date therewith, on that certain property, with buildings and improvements thereon, to-wit; That part of Lot One (1) of Block One Hundred Thirty four (134) having a frontage of Seventy-five (75), Feet on Boulder Street a uniform of Seventy-five (75) Feet a depth or frontage <sup>on fourth street of one hundred (100) feet and</sup> of said Block One Hundred Thirty four (134) for the entire depth, of One Hundred (100) Feet;

It is Expressly Understood and Agreed that should any default be made in the payment of said debt, or any instalment thereof; or interest thereon, or any part thereof, on the day whereon the same may become due and payable, as above expressed, or should any default be made in the compliance or performance of the covenants and agreements contained in the aforesaid mortgage, then, in that event, the aforesaid, entire principal sum, with interest thereon, regardless of the, maturity of this note, with all arrearages of interest thereon, shall, at the option of the holder, become due and payable immediately, without notice, and if the holder shall declare the whole sum due by reason of such default, the whole sum so declared due shall and after that date, and untill paid, bear interest at the rate of ten per centum per annum in stead of interest at the rate hereinabove specified, any thing hereinbefore contained to the contrary notwithstanding; The mortgagors covenants with the mortgagee as follows;

1;-That at the making and delivery herewith the mortgagors are the lawful owner in fee of the said property and real estate hereby mortgaged, that the mortgagors are seized of a good and indefeasible estate of inheritance therein free and clear of all encumbrance, and that the mortgagors have good right and authority, to mortgage the same and warrants the title to the same.

2;- That the mortgagors will pay all of said sums, payable and interest mentioned in said note as they become due and payable, the the mortgagors will promptly pay all taxes, assessments and rates and all premiums of insurance chargeable against the mortgagors or against said property; that the mortgagors will keep said property and the building situated in good conditions and repair and that the mortgagors will do no act and permit the doing of no act by which the value of said property may be impaired,;

3;-That the mortgagors will keep the buildings constructed on said premises insured against loss or damage by fire, lightning, tornado and wind, for the benefit of the mortgagee in the sum of not less than Two Hundred Thousand and no/100 Dollars (\$200,000.00) in some responsible insurance company or companies to be approved by the mortgagee, and will deposit the policies for said insurance with the mortgagee and will deposit renewals of such policies with the mortgagee at least seven days before the expiration of such policies;

4;- That the mortgagors will exhibit receipts showing payment of any and all taxes, water rates and assessments at the Home Office of the mortgagee within twenty days after such taxes or assessments become due and payable,

5;- That in event of the passage after the date of this mortgage of any laws of the State