

said principal and interest at the times when the same fall due and at the place and in the manner provided in said notes, and will pay all taxes and assessments against said land when the same are due and before the same become delinquent, as well as all personal and State and Federal Income taxes which may be assessed against the parties of the first part, or either of them, and will not commit or permit any waste upon said premises.

IT IS FURTHER AGREED AND UNDERSTOOD THAT THE SAID SECOND PARTY MAY PAY ANY taxes and assessments levied against said premises or any other sum necessary to protect the rights of such party or its assigns, and recover the same from the first parties with ten per cent interest, and that every such payment is secured hereby, and that in case of a foreclosure hereof and as often as any foreclosure hereof may be filed, the holder hereof may recover from the first parties, an attorney fee, as may be provided for by said notes, which shall be due *which is secured hereby and which the first party promises and agrees* upon the filing of the petition in foreclosure and to pay together with the expense of examination of title in preparation for foreclosure. Any expense incurred in litigation or otherwise, including attorney fees and abstract of title to said premises, incurred by reason of this mortgage or to protect its liens, shall be repaid by the mortgagor to the mortgagee or assigns with interest thereon at the rate of ten per cent per annum, and this mortgage shall stand as security therefor.

AND IT IS FURTHER AGREED that upon a breach of the warranty herein or upon a failure to pay when due any sum, interest or principal, secured hereby, or any tax or assessment herein mentioned, or to comply with any requirements herein or upon any waste upon said premises, the whole sum secured hereby shall at once and without notice become due and payable at the option of the holder thereof and shall bear interest thereafter at the rate of ten per cent per annum, and the said party of the second part or its assigns, shall be entitled to a foreclosure of this mortgage and to have the said premises sold and the proceeds applied to the payment of the sums secured hereby; and that immediately upon the filing of the petition in foreclosure the holder hereof shall be entitled to the possession of the said premises, and to collect and apply the rents thereof, less reasonable expenditures, to the payment of said indebtedness and for this purpose the holder thereof shall be entitled to a Receiver, to the appointment of which the mortgagors hereby consent, which appointment may be made either before or after the decree of foreclosure, and the holder hereof shall in no case be held to account for any rental or damage other than for rents actually received; and the appraisalment of said premises is hereby expressly waived. And all covenants and agreements herein contained shall run with the land herein conveyed.

Partial payments may be made at any time and when so made shall be applied and endorsed on the note or notes first to become due, the interest being reduced accordingly. In the event parties of the first part are not in default, the privilege is hereby granted them at any time, upon written request, to receive a partial release, or releases of this mortgage insofar as any one or more lots is concerned, upon payment on the principal of said mortgage the sums required to be paid to secure a release of each of the various lots as shown in the following schedule. (The amount opposite each group of lots shall be considered the amount necessary to secure a release of each lot in said group.)

Lot 18 in Block 3; Lot 11 in Block 4; Oak Cliff Addition,	\$1,875.00
Lots 17, 19, 22 and 23 in Block 3; Lot 13; in Block 4; Lot 6 in Block 7; Oak Cliff Addition,	1,750.00
Lot 5 in Block 7, Oak Cliff Addition,	1,625.00
Lot 7 in Block 5; Lot 3 in Block 6; Lots 10 and 11 in Block 7, Oak Cliff Addition,	1,500.00
Lot 12 in Block 4, Oak Cliff Addition,	1,375.00