

the order of the said second party, as follows:

Two Hundred fifty dollars (\$250.00) on or before February 1st, 1911
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Two Hundred Dollars (\$200.00) on or before February 1st, 1914
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with interest at the rate of six per cent per annum until maturity; and at Ten per cent per annum after maturity, said interest to be paid semi-annually principal and interest payable at the office of Central National Bank, according to the conditions of the eight promissory notes of the said P.H. Farrell and Catherine Farrell for said amount made and delivered unto said second party, being of even date herewith, and due as above stated.

The said first parties 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 three-fourths of the value, delivering all policies and renewal receipts to said second party, and upon the satisfaction of said 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 assign 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 entitled 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 remaining unpaid, and upon sheriff's sale said first parties waive the platting of homestead and agree that said land may be sold in one body. All money paid by second party for insurance, taxes, or assessments upon said property, or for taxes which may hereafter be levied upon this mortgage, and expense of continuation of abstract, and all expenses and attorney's fees incurred by said second party and assign by reason of litigation with third parties to protect the lien of this mortgage shall be recoverable against said first parties, with penalties upon tax sales, and shall bear interest at the rate of Ten per cent per annum, payable semi-annually, and be secured by this mortgage as a part of the mortgage debt.

And in case of foreclosure hereof, said first parties hereby agree to pay the sum of Two Hundred (\$200.00) Dollars, attorney's fees in such foreclosure