

This mortgage is given to secure the payment of the said sum of Twelve hundred (\$1200.00) dollars, owing by the party of the first part to the said party of the second part, as evidenced by a certain promissory note, signed by the first party, of even date herewith, due February 1st, 1915 and bearing interest at seven per cent from date until maturity, payable semi annually and at ten per cent after maturity; said interest evidenced by ten interest coupon notes of even date herewith, as follows: One for Forty two and no/100 (\$42.00) dollars, due August 1st, 1910, and nine for Forty two (\$42.00) dollars each, due on the 1st day of February and August, of each year, and bearing ten per cent interest after maturity. Said notes and coupons, and this mortgage are given for an actual loan of money by the party of the second part to the party of the first part.

It is expressly understood and agreed that this mortgage is the first lien on the premises hereby conveyed; that the party of the first part will pay the indebtedness hereby secured, and all interest thereon, at the time and place and in the manner provided in said note and coupons; and will also pay all taxes and assessments levied against the premises when due; and will neither commit nor permit any waste upon the premises, nor the removal of any buildings or other improvements therefrom without first obtaining the written consent of the party of the second part, his heirs, successors or assigns.

The party of the first part agrees to procure and maintain insurance on the buildings located on the said premises in such companies as the second party ^{shall} select, in the sum of not less than \$-----, with premiums fully paid, and the policy or policies of such insurance shall be assigned to the second party his heirs, successors or assigns, as collateral and additional security for the indebtedness hereby secured.

In case of failure or default in the payment of any taxes or assessments levied against the premises, or if the insurance on the buildings be not ^{procured and} maintained as above stipulated; or if the first party does or suffers to be done, anything whereby this security is impaired, then, upon the happening of any such contingency, the said second party, his heirs, successors or assigns may have pay such taxes and assessments and any other sums necessary to preserve such security, and may provide the necessary insurance, and all such sums so expended shall become at once due and shall bear interest at the rate of ten per cent; and for all sums so paid and expended this mortgage shall stand as security.

Upon payment of said promissory note and interest coupons, according to the tenor and effect thereof, this mortgage shall become null and void, and shall be released at the cost of the first party. But it is expressly agreed that upon a breach of the warranty herein, or upon failure or refusal to pay the principal indebtedness secured when due, or any part thereof, or any interest thereon, or any tax or assessment or to comply with any other requirements herein contained, then the whole sum hereby secured shall at once, and without notice, become due and payable, at the option of the holder hereof, and shall bear interest thereafter at the rate of ten per cent and the party of the second part, his heirs, successors or assigns shall be entitled to a foreclosure of this mortgage, and to have the premises sold and the proceeds thereof applied to the payment of the indebtedness hereby secured, accrued interest and all costs and expenses including attorney's fees.