

demands of all Persons whomsoever. All rights of homestead exemption are hereby expressly waived.

This mortgage is given to secure the Payment of the said sum of fifteen Hundred and no/100 (\$1500.00) Dollars, owing by the Parties of the first Part to the said Party of the second Part, as evidenced by a certain Promissory note, signed by the first Parties of even date herewith, due February 1st, 1916, and bearing interest at six Per cent, from date until maturity, Payable annually, and at ten Per cent, after maturity, said interest evidenced by five interest coupon notes, of even date herewith, as follows: one for ninety and no/100 (\$90.00) Dollars, due February 1st, 1912, and four for Ninety and no/100 (\$90.00) Dollars, each, due on the first day of February and of each year, and bearing ten Percent 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 Parties the first Part.

It is expressly understood and agreed that this mortgage is the first lien on the Premises hereby conveyed; and the Parties 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 Parties the first Part agree 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 Premium 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 Parties do, or suffer 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 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 Parties. 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.

It is further agreed that in case the Party of the second Part, his heirs, successors or assigns, shall hereafter appear in any court of tribunal whatever, in order to Protect or Preserve the title to or Possession of said Premises, then all costs and expenses, including reasonable attorney's fees, incurred therein, shall at once become due and payable and shall bear interest at ten Per cent and that in case of a foreclosure of this mortgage, and as often as any Proceeding shall be had or taken to foreclose the same, the holder hereof may