Said second party or the owner of said note may pay taxes redeem said premises from tax sale or procure said insurance on failure of first parties to do so and all money so advanced with interest at 12 per cent per annum shall be repaid by said first party and be secured by this Indenture. It Is Further Agreed that time shall be material and the essence of this contract; that if default be made in the payment of said note or of any interest coupon or any part thereof when due; in procuring insurance paying taxes or in keeping and performing all covenants herein contained then said note and all of said interest coupons except interest for unexpired time, shall at the option of the owner thereof become at once due and collectable without further notice and suit may be commenced at once in foreclosure of this Indenture. And if suit be commenced a reasonable attorney's fee equal to 10 per cent of the amount due shall be included in the judgment and decree of foreclosure and be secured by this Indenture and said attorney's fee shall be paid by said first party if suit be settled before judgment. And in case the note or coupon secured by this Indenture shall not be paid when due they shall draw interest at the rate of 12 per cent per annum from maturity untill paid. Provided Always that upon a full performance of all agreements at the time and in the manner herein specified then this Indenture shall be void and a discharge thereof given at the expence of said first parties otherwise to remain in full force and effect.

In Witness Whereof the parties of the first part have hereunto set their hands and seals

Signed in the presence of
R. H. Passmore
T. T. Lacey

Margaretta Olear (seal)
Philip Olear (seal)