

Court may adjudge reasonable.

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(signed) Harvey M. Hill

Now therefore, if the said party of the first part shall pay said promissory note in accordance with the terms thereof, both principal and interest, and all taxes, and all other encumbrances and liens, in accordance with the terms of this mortgage, and shall fully satisfy and comply with the covenants hereinbefore set forth, then this conveyance to be void and of no effect; but otherwise to remain in full force and virtue as a mortgage to secure the payment of said promissory note in accordance with the terms thereof, and a performance of the conditions and agreements herein contained, and as such to be subject to foreclosure; it being agreed that any failure to make any of the payments provided for in said note or this mortgage when the same shall become due and payable, or to perform any agreement herein contained, shall give to the party of the second part, his heirs, executors, administrators or assigns, the option to declare the whole amount due on said note or unpaid thereon, or on this mortgage, at once due and payable, and this mortgage, by reason thereof may be foreclosed at any time thereafter, and that if the said party of the first part shall fail to pay taxes or other encumbrances or liens, as herein provided to be done, the party of the second part, his heirs, executors, administrators or assigns shall have the option to pay the same, and the payment so made shall be added to and become part of the amount secured by this mortgage, and draw interest at the rate of ten per cent. per annum, payable at the time of other interest payments herein, without waiver, however, of any rights arising from breach of any of the covenants herein.

It is further expressly agreed:

And. In the event of the institution of a suit to foreclose this mortgage the said party of the first part shall pay such sum as the Court may adjudge reasonable as attorney's fees in said suit, and the same shall be a lien upon said described premises; which said fee shall be due when suit is begun and shall be recovered whether final decree is entered or not, and as a part of the costs of the commencement of said suit.

In Witness Whereof the said party of the first part, has hereunto set his hand and affixed his seal this the day and year first above written.

Signed Sealed and delivered in presence of us as witnesses:

Harvey M. Hill (seal)