

and interest to become immediately due and collectible, at the option of the holder of this note. And in case suit or action is instituted to collect this note, or any portion thereof, I promise and agree to pay, in addition to the costs and disbursements provided by statute, such additional sum, in like Gold Coin, as the Court may adjudge reasonable, for Attorney's fees to be allowed in said suit or action.

United States Internal
Revenue Stamp 10 Cents
Cancelled.

(Sgd.) William T. Watson.

And Whereas, The said Mortgagor, for himself, and for his heirs and assigns, has covenanted and agreed,

and does hereby covenant and agree to and with the said Mortgagee, his successors, legal representatives, heirs or assigns, as follows:

That he has a valid and unincumbered title in fee simple to said premises; that he has the right to convey the same; that he will not suffer or permit said premises to become subject to any lien or incumbrance that shall have precedence of this mortgage; that he will render such further assurance of said title as may be requested by said Mortgagee; and that he will warrant and defend said title unto said Mortgagee and unto his successors, legal representatives, heirs or assigns, against the lawful claims and demands of all persons whomsoever;

That he will pay all of said sums of money specified in said note, promptly as they become due;

That he will pay all taxes and assessments that may be levied or assessed on said premises and all taxes that may be levied or assessed to the holder of said note on account thereof, at least ten days before they become delinquent; and that he will not remove any of the timber from the said land without the consent of the mortgagee.

Now, Therefore, If the said Mortgagor shall pay all and every sum of money specified in said note, and shall in all other respects fully carry out and comply with the covenants hereinbefore set forth and enumerated, this conveyance shall be void. But if said Mortgagor shall fail to pay any of said sums of money as specified, or in any other respect shall fail to comply with any of the covenants hereinbefore set forth, then, as often as such failure of payment or breach of covenant shall occur, the said Mortgagee, or his successors, legal representatives, heirs or assigns, may at any time thereafter declare the whole of