

and of this indenture, then this indenture shall be void, but in case default shall be made in the payment of the principal or interest or Attorney's fees, mentioned in said promissory note or any part thereof, or in case default shall be made in the payment of any sum that may become due and payable, as is hereinafter provided, then the party of the second part, his executors, administrators and assigns are hereby empowered to sell the premises above described, with all and every of the appurtenances or any part thereof in the manner prescribed by law, and out of the money arising from said sale to retain the said principal and Attorney's fees and such other sum or sums as may be due hereunder, together with the costs and charges of making such sale; and the surplus, if any, pay or demand to the parties of the first part, their heirs or assigns.

It is expressly understood and agreed, that such promises are and shall be kept until this mortgage is fully paid and satisfied, free from all liens or incumbrances whatsoever that shall or may have precedence of this mortgage; and in case the said parties of the first part, their heirs or assigns, shall fail, neglect or refuse to pay all taxes, street assessments, mechanics' liens, or claims of every name and nature, that are or may become a lien or liens upon said premises, having precedence of the lien of this mortgage before the same shall become delinquent, then the said party of the second part his executors, administrators and assigns, may, at their option, pay, discharge and satisfy ^{and} any all such taxes, street assessments or liens, at maturity, and all sums of money thus expended shall at once become due and payable on demand from said parties of the first part, their heirs and assigns, to the said party of the second part, his executors, administrators and assigns, and that such payment, as well as the Attorney's fees mentioned in said note, be and they are hereby secured by the lien of this mortgage.

It is also expressly understood, that if any sum made payable by the terms of said promissory note, or becoming due hereunder, shall remain unpaid for a period of thirty days after the same shall have become due and payable, then the said part - of the second part - executors, administrators and assigns may foreclose this mortgage at any time thereafter.

And the said Arthur J. Graves & Lily M. Graves for themselves their heirs, executors and administrators, do covenant and agree to pay unto the said party of the second part, his executors, administrators or assigns, the said sum of money as above mentioned.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.
Signed, sealed and delivered in the presence of us, as witnesses: }