against the Mortgagee or assigns, on account of this Mortgage, and all taxes and assessment which may lawfully be levied upon or against said land when the same become due and payable, and not later than ten days before the same become delinquent.

And it is expressly agreed by and between the parties hereto, that if the said mortgagors shall fail or neglect to pay said taxes and assessments as above provided, the mortgagee may pay such taxes and assessments. and the taxes and assessment so paid, the mortgagors agree to repay, and the said sums of money so paid shall at once become due, and bear interest at the rate of twelve per cent per annum until repaid, and the same shall be paid at the same time and with the first installment of Interest which shall become due thereafter, and shall be a part of the debt secured by this mortgage, and a lien on the above described property.

Now the payment of the principal, Interest and taxes as above provided, shall render this conveyance void. But it is expressly provided, that the time and the exact performance of all the conditions hereof is of the essence of this contract, and in case default be made in the payment of any of the said sums of money, when due and payable, as above provided either of the principal, or any installment of interest or any portion thereof, or any of said taxes, or the performance of any of the covenants or conditions herein provided on the part of the mortgagor, then the whole of the principal sum and interest accrued at the time the default is made, and all of the taxes which the holder of said note shall have paid or become liable to pay shall at the option of the holder, become due and payable, and this mortgage may be foreclosed at any time thereafter.

Dated this 20th day of May, 1896.

Executed in the presence of
Milton Evans
W.W. Sparks

James Kaffay (seal)

State of Washington
County of Clarke

J. W. W. Sparks, Notary Public