

to Stone-Ordean-Wells Co., a corporation, party of the second part, for Thirty-five hundred <\$3500> Dollars, due July 1st after date and bearing even date herewith, and also to pay all taxes which now or may be hereafter assessed on said premises as they shall become due, and all sums paid for insurance on said premises, and interest thereon as hereinafter stated and shall keep and perform all and singular the covenants herein contained on the part of the said parties of the first part, to be kept and performed, then this deed to be void. But if default be made in the payment of said sum of money, or the interest, or the taxes, or said sums paid for insurance, or any part thereof, at the time and in the manner hereinbefore or hereinafter specified for the payment thereof, or in any of the covenants or agreements of the said parties of the first part herein contained, the said party of the second part, its successors and assigns, are hereby authorized and empowered to sell the hereby granted premises and convey the same to the purchasers agreeably to the statute in such case made and provided, and out of the moneys arising from such sale to retain the principal and interest which shall then be due on said note, and all sums of money paid by the party of the second part, its successors and assigns, for taxes on said premises and for insurance on said buildings, with interest thereon as hereinafter provided, together with all charges, disbursements and Seventy-five <\$75> Dollars Attorneys fees, and pay the surplus, if any, to the said parties of the first part, their heirs, executors, administrators or assigns.

And the said Otto S. Korb and Glen C. Korb do further covenant and agree to and with the said party of the second part, its successors and assigns, to pay all taxes and assessment of every nature, that may be assessed on said premises, or any part thereof, as they become due, at their own expenses to keep the buildings on said premises at all times insured in some reliable stock insurance company or companies to be approved by the party of the second part, its heirs or assigns, for at least the sum of ----- Dollars, payable in case of loss to said party of the second part, to the amount then secured by this mortgage; and in case of failure so to pay such taxes, or to keep said buildings so insured, the said party of the second part, its successors or assigns, may at its option pay and discharge such taxes and effect such insurance on such buildings and the sum or sums which may be so paid by said party of the second part its successors or assigns in the discharge of such taxes or in effecting such insurance shall bear interest from the time of such payment at the rate of 8 per cent per annum, and shall be deemed and are hereby declared to constitute and to be an additional lien upon said premises above described, to the amount which shall be so paid, with interest thereon as aforesaid, and shall be collectible, as a part of and in the same manner as the original debt which this mortgage is given to secure. And it is hereby stipulated and agreed by and between the parties hereto, that in case of the payment of the taxes or assessment upon the said premises by the said party of the second part its successors or assigns as hereinafter provided, the receipt or receipts of the proper officer to the same, in the hands of the said party of the second part its successors or assigns, shall be conclusive evidence of the validity and amount of such taxes or assessment.