

said property is vested in the purchaser thereof, under and pursuant to such decree of foreclosure, in fee simple absolute, and the time for redemption therefrom has fully expired; and all rents and profits derived from such premises shall be applied, after payment of the costs and expenses of such Receivership, including the costs and expenses of caring for and protecting said property and collecting of such rents and profits, first towards the payment of all taxes or assessments imposed upon said premises; and, second, toward the debt secured hereby.

It is ^{hereby} further agreed that parties of the first part have the privilege of paying \$100. or any multiple thereof at any interest paying date, by paying 60 days interest in advance, on sum so paid.

NOW, If the moneys and interest secured hereby shall be fully paid, as and when provided, and the covenants and agreements herein be fully kept and performed, then this instrument to become void and of no further effect; but if default shall be made in the payment of any of the moneys secured hereby, as and when provided, or in case of the breach of any covenant or condition therein, then all moneys secured hereby shall become immediately due and payable, as aforesaid, and this mortgage may be immediately foreclosed at any time thereafter, and the said premises sold, and the proceeds of such sale applied to the payment of the costs and expenses of such foreclosure and sale, all taxes or assessments remaining due and unpaid on said premises or on the said negotiable paper or credit, the moneys secured hereby, including Attorney's fees for foreclosure, as aforesaid and all other costs and expenses which may be incurred under and in pursuance of the terms of this mortgage, and the residue, if any, shall be paid to the mortgagor. If the proceeds of such sale shall not be sufficient to pay the costs and expenses of such foreclosure and sale, assessments and taxes, the moneys secured hereby, including attorneys fees for foreclosure, as aforesaid, and all of the costs and expenses which may be incurred under and in pursuance of the terms of this mortgage, then the mortgagor hereby covenants and agrees to pay such deficiency and a deficiency judgment for such amount may be entered up forthwith, without notice, and the decree of foreclosure shall provide that the balance due and costs, which may remain unsatisfied after such sale, shall be satisfied from any other property of the mortgagor, and execution may be issued therefor and levy made thereunder upon such other property, or any part thereof, not exempt from execution.

For every purpose of this indenture, the term "mortgagor" includes and means, when only one person is named as party of the first part, each and every of said persons jointly and severally, and the heirs and assigns of each; when the party of the first part as named, consists of one or more corporations, then the term "mortgagor" includes and means such corporation or corporations jointly and severally, and the successors and assigns of each. All covenants and agreements on behalf of the mortgagor shall extend to and be binding upon such heirs, successors and assigns. The word "mortgagee", wherever used, includes and means not only the party of the second part, but also its successors and assigns, and all promises and covenants herein, wherein the mortgagee is named as promisee or covenantee, shall also extend to and be enforceable by such successors and assigns.

IN TESTIMONY WHEREOF, The parties of the first part have hereunto set their hands and seals the day and year first above written.

Fredrick W. Dehart (seal)

Delcia A. Dehart (seal)

Signed, sealed and Delivered in
the presence of:

Albert P. Reed Mina Halverson