

ACTION IS INSTITUTED TO COLLECT THIS NOTE OR ANY PORTION THEREOF, I PROMISE TO PAY SUCH SUM AS THE COURT MAY ADJUDGE REASONABLE AS ATTORNEY'S FEES IN SAID SUIT OR ACTION.

DUE Oct., 18, 1924.

PERMISSION IS HEREBY GRANTED THAT PAYMENTS HEREON CAN BE MADE AT ANY INTEREST BEARING PERIOD IN SUMS OF \$500 OR MULTIPLES THEREOF BY GIVING THIRTY DAYS NOTICE OF SUCH PAYMENT TO BE MADE.

AND, WHEREAS, THE SAID MORTGAGOR, FOR HER AND FOR HER 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 SHE HAS A VALID AND UNINCUMBERED TITLE IN FEE SIMPLE TO SAID PREMISES; THAT SHE HAS THE RIGHT TO CONVEY THE SAME; THAT SHE WILL NOT SUFFER OR PERMIT SAID PREMISES TO BECOME SUBJECT TO ANY LIEN OR INCUMBRANCE THAT SHALL HAVE PRECEDENCE OF THIS MORTGAGE; THAT SHE WILL RENDER SUCH FURTHER ASSURANCE OF SAID TITLE AS MAY BE REQUESTED BY SAID MORTGAGEE; AND THAT SHE 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 SHE WILL PAY ALL SUMS OF MONEY SPECIFIED IN SAID NOTE, PROMPTLY AS THEY BECOME DUE;

THAT SHE 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;

THAT SHE WILL KEEP THE BUILDINGS ERECTED AND TO BE ERECTED UPON THE LANDS ABOVE DESCRIBED INSURED AGAINST LOSS BY FIRE IN THE SUM OF TWENTY-FIVE HUNDRED AND NO/100 DOLLARS, IN A COMPANY OR COMPANIES TO BE DESIGNATED BY THE MORTGAGEE THE POLICY OR POLICIES TO BE DELIVERED, AND THE LOSS, IF ANY, MADE PAYABLE TO SUCH MORTGAGEE, AND

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 THE SUMS OF MONEY AS SPECIFIED, OR IN ANY OTHER RESPECT SHALL FAIL TO COMPLY WITH ANY OF THE COVENANTS 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 THE PRINCIPAL SUM, OR SO MUCH THEREOF AS AT THE TIME OF SUCH DECLARATION MAY REMAIN UNPAID, WITH ALL UNPAID INTEREST ACCRUED THEREON, TOGETHER WITH ALL SUMS WITH INTEREST ACCRUED THEREUPON PAID BY SAID MORTGAGEE UNDER ANY AGREEMENT CONTAINED IN THIS MORTGAGE, TO BE AT ONCE DUE AND PAYABLE, AND THE SAID MORTGAGEE, HIS SUCCESSORS, LEGAL REPRESENTATIVES, HEIRS, OR ASSIGNS, MAY, AT ANY TIME AFTER SUCH FAILURE OF PAYMENT OR BREACH OF COVENANT AS AFORESAID, PROCEED TO FORECLOSE THIS MORTGAGE TO COMPEL PAYMENT TO BE MADE OF THE FULL AMOUNT DUE AND PAYABLE.