

The rate of twelve per centum per annum from the time the said sum or sums of money may have been respectively so advanced and paid until the same are repaid and all of which said sum or sums of money and the interest to accrue thereon shall also be a charge upon said premises and shall be secured by this instrument in the same manner as the said principal sum payable by the said Bond is secured thereon. It is further Agreed That in case of default in the payment of said bond or any part thereof or any of the sums of money to become due herein specified according to the tenor and effect of said bond or in the case of the breach by the said party of the first part of any of the covenants or agreements herein mentioned by said first party of the first part of any of the covenants or agreements herein mentioned by said first party to be performed then and in that case the bond secured hereby shall bear interest at the rate of twelve per centum per annum from date and this conveyance shall become absolute and the party of the second part be at once entitled to the possession of the said above described premises and to have and receive all the rents and profits thereof And the said bond with interest accrued thereon and all moneys which may have been advanced and paid by the said second party with the aforesaid interest thereon shall thereupon each and every one of them become and be at once due and payable.

And in case of the foreclosure of this mortgage, party of the first part agrees to pay ten per cent attorneys fee upon the amount to be recovered herein said fee to be due and payable on filing petition for foreclosure, Appraisement hereby waived or not at the option of the said second party.

In Testimony Whereof The said party of the first part have hereunto set their hand and seal the day and year first above written

John E. McCoy 
Philipanna D. McCoy 

State of Texas
Douglas County, } ss.

I, August S. Selig a Notary Public in and for said County and State do hereby certify that on this 12th day of May A.D. 1881 personally appeared before me John E. McCoy and