

remain^{and} be kept as good as the same is now during the continuance of this loan.

It is further agreed that the first party shall repay to the second party all and every such sum or sums of money as may have been paid by them or any of them for Taxes or assessments or for premiums^{and} costs of insurance or on account of or to extinguish or remove any prior or outstanding title, lien, claim or incumbrance on the premises hereby conveyed with interest thereon at 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 paid and all of which said sum or sums of money^{and} the interest to accrue thereon shall also be charged 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 to be performed there^{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, Appraisal 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 hands^{and} seals the day and year first above written.

George W. White 
Mary White 