per cent. per annum payable semi-annually on the first days of April and October in each year and twelve per cent. per annum after maturity the installments of interest being further evidenced by six coupons attached to said principal note and of even date therewith and payable to the order of said party of the second part at the same place.

Second: Said party of the first part hereby agrees to pay all taxes and assessments levied upon said premises when the same are due: and if not so paid the party of the second part or the legal holder of this mortgage may without notice declare the whole sum of money herein secured due and payable at once or may elect to pay such taxes and assessments; and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage and collected in the same manner as the principal debt hereby secured with interest thereon at the rate of twelve per cent per annum. But whether the legal holder of this mortgage elect to pay such taxes and assessments or not it is distinctly understood that the legal holder hereof may immediately cause this mortgage to be foreclosed.

Third said party of the first part hereby promises and agrees that all buildings fences and other improvements upon said premises shall be kept in as good repair and condition as the same are in at this date and that no waste shall be committed on said premises until the debt hereby secured is fully paid.

Fourth: Said party of the first part agrees that in default of the payment of any sum hereby secured when the same is due or in default of the specific performance of any covenant herein contained said party of the second part or the legal holder hereof shall be entitled to have lien and recover of and from the makers of the note hereby secured interest at the rate of twelve per cent per annum computed annually on said principal note from the date thereof to the time when the same shall be actually paid, first deducting from the amount of said interest such sums as may have been previously paid on account interest so that the total amount of interest from date of note to date of payment shall not be in excess of twelve per cent per annum.

Fifth: Said party of the first part hereby agrees that if the maker of said note shall fail to pay or cause to be paid any part of said money either principal or interest according to the tenor and effect of said note and coupons when the same becomes due, or to perform or comply with any of the foregoing conditions or agreements the said party of the second part or the legal holder hereof shall have immediate possession of the premises herein before described and all the rents profits and emoluments thereof and the whole sum of money hereby secured shall at the option of the legal holder hereof become due and payable at once without notice.

And the said party of the first part for said consideration does hereby expressly waive an appraisement of said real estate and all benefit of the Homestead Exemption and Stay laws of the State of

The foregoing is indorsed on the original
Satisfaction of mortgage
Received this October 25th 1884 at 3.50 P.M.
Recorded October 28th 1884
Compared
Register of Deeds