

annum and this mortgage shall stand as security therefor.
 Third- Said first party shall keep all fences buildings and other improvements on said premises in as good condition and repairs as they now are and shall not suffer waste or permit the value of said premises to depreciate by neglect or want of care and should said first party neglect so to do said second party or assigns shall be entitled to immediate possession of said premises.

Fourth- Should any of said interest not be paid when due it shall bear interest at twelve per cent per annum from the time the same becomes due and should said first party at any time fail to pay any part of the principal and interest within twenty days after the same becomes due or should said first party fail to insure and pay taxes or fail to keep and perform all and singular the covenants conditions stipulations and agreements herein to be kept and performed the whole sum of money hereby secured shall become due and collectible at once at the option of the second party and this mortgage may thereupon be foreclosed immediately for the whole of said money interest and cost without further notice.

And it is expressly agreed and stipulated that in the event the debt secured by this mortgage shall not be paid when due by the terms of the said bond or promissory note or when it shall become due by reason of the breach of any of the conditions of this mortgage it shall bear interest at the rate of twelve per cent from the date hereof and the holder thereof shall recover principal and twelve per cent interest thereon from the date hereof and shall recover for all moneys paid for taxes and insurance as aforesaid and for all moneys paid to extinguish or release any prior or outstanding title or lien on said premises and twelve per cent interest thereon less the amount of interest which may have been paid on said indebtedness, and each ^{and} all of said sums which said holder is so entitled to recover may be included in any judgment rendered in any suit instituted for the foreclosure of this mortgage.

And it is further agreed and stipulated that in the event of the failure to pay any said sums of money or any part thereof as above provided the said second party or assigns shall be at once entitled to and may at his option by himself agent take immediate possession of said property and rent or cultivate the same and shall account to said first party only for the net profits thereof. It is also agreed that the taking of possession shall in no manner prevent or retard the second party in the collection of said sums by foreclosure or otherwise.

Appraisement waived. For Testimony Whereof The said