It is the intention and agreement of the parties hereto that this mortgage shall also secure any future advancements made to first parties, or any of them, by second party, and any and all indebtedness in addition to the amount above stated which the first parties, or any of them, may owe to the second party, however evidenced, whether by note, book account or otherwise. This mortgage shall remain in full force and effect between the partics hereto and their heirs, personal repre-sentatives, successors and assigns, until all amounts due hereunder, including future advancements, are paid in full, with in-ierest; and upon the maturing of the present indebtedness for any cause, the total debt on any such additional ions shall at the same time and for the same specified causes be considered matured and draw ten per cent interest and be collectible out of the proceeds of sale through foreclosure or otherwise.

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of the process of same shower attended to only more that the buildings now on said premises or which may be hereafter erected thereon in good condition at all times, and not suffer waste or permit a nuisance thereon. First parties also agree to pay all taxes, assessments and insurance premiums as required by second party.

First parties also agree to pay all costs, charges and expenses reasonably incurred or paid at any time by second party, including abstract expenses, because of the fallure of first parties to perform or comply with the provisions in said note and in this mortgage contained, and the same are hereby secured by this mortgage.

and in this morrage contained, and the same are nereoy secured by this morrage. This parties hereby asign to second party the rents and income arising at any and all times from the property morr-grave to secure this note, and hereby authorise second party or its agent, at its option upon default, to take charge of said property and collect all rents and income and apply the same on the payment of insurance premiums, taxes, assessments, re-pairs of improvements in necessary to keep said property in tennatable condition, or other charges or payments provided for in this morrage, or in the note hereby secured. This assignment of rents shall continue in force until the unpild balance of said note is fully paid. It is also agreed that the taking of possession hereunder shall in no manner prevent or retard second party in the collection of said sums by foreclosure or otherwise.

second party in the collection of said sums by foreclosure or otherwise. The failure of second party to assert any of its right hereunder at any time shall not be construed as a waiver of its right to assert the same at a later time, and to insist upon and enforce strict compliance with all the terms and provisions in said note and in this mortgage contained. If mid first partice shall cause to be paid to second party the entire amount due it hereunder and under the terms and previsions of said note hereby secured, including future advances, and any extensions or renewals hereof, in accordance with the terms and provisions thereof, and comply with all the provisions in said note and in this mortgage contained, then these previsions of all of said premises and may, at its option, declare the whole of said note due and payable and have forecloaure of this mortgage of take any other legal action to protect its rights, and from the date of such default all items of indebi-dates hereounder shall draw interest at the risk of 10% per annum. Appraisement and all benefits of homestoad and ex-camption laws are hereby waived.

This mortgage shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the meetive parties bareto.

IN WITNESS WHEREOF, said first partles have hereunto set their hands the day and year first above written. ·1, -5 jarlw. Noble

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