

Sopka & Co., and all said notes bearing twelve per cent. interest after maturity.

Second: The parties of the first part agree to pay all taxes and assessments upon the said premises before they shall become delinquent; to keep the buildings on said property insured to the amount of        Dollars, in such insurance company as this mortgagee or his assigns may elect; loss, if any, payable to this mortgagee or assigns, and deliver the policy to this mortgagee, as collateral security hereto; and to keep all fences, buildings, and other improvements on said real estate in as good repair as they are at the date hereof, and to permit no waste of any kind on said premises.

Third: It is agreed by said first parties that the party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien, or incumbrance on the premises hereby conveyed and may pay any unpaid taxes or assessments charged against said property, and may insure said property, if default be made in the covenant to insure, and sums so paid shall become a lien upon the above-described real estate and be secured by this mortgage and may be recovered, with interest at twelve per cent., in any suit for the foreclosure of this mortgage. In case of such foreclosure, said real estate shall be sold with or without appraisement as the holder hereof may elect.

Fourth: In case of default in any of the covenants herein contained, the rents and profits of the said premises are pledged to the legal holder or holders hereof as additional and collateral security for the payment of all money mentioned herein, and said legal holder is entitled to the possession of said property by a receiver or otherwise as he may elect.

Fifth: If such payments be made as herein specified, this conveyance shall be void; but if said principal or interest notes, or any part thereof or any interest thereon, be not paid according to the terms of said notes, or if said taxes or assessments be not paid as provided herein, or if