

all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified, and if not so paid said party of the second part or his assigns, may, without notice, declare the whole sum of money herein secured, due and payable at once, or may elect to pay such taxes, assessments, and insurance premiums, 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, with interest thereon at the rate of twelve percent. per annum.

Third. Said parties of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises until the note hereby secured is fully paid.

Fourth. Said parties of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon the above premises, in some responsible insurance company, to the amount of Four Hundred Dollars, loss, if any, payable to the mortgagee or his assigns.

Fifth. Said parties of the first part hereby agree that if the makers of said note shall fail to pay or cause to be paid any part of said money, either principal or interest, when the same becomes due, or to conform or comply with any of the foregoing conditions or agreements, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder thereof, without notice.

Sixth. In case of default of any sum herein covenanted to be paid, for the period of thirty days after the same becomes due, or in default of performance of any covenant herein contained, the said parties of the first part agree to pay to the said second party, and his assigns, interest at the rate of twelve per cent. per annum, computed annually on said principal note, from the date thereof, until the time when the money shall be actually paid. Any payments made on account of interest, shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed the legal rate of twelve percent. per annum.

Appurtenance waived. The foregoing conditions being performed, this conveyance to be void, otherwise in full force and virtue.

For Witness Whereof, The said parties of the first part have

This conveyance is endorsed on the original
 This Mortgage is dated and signed April 25, 1889
 Willis A. Bradley
 Witness April 25, 1889