

relief from valuation or appraisal laws and with reasonable attorneys fees if not paid when due. Said principal and interest shall be payable in consecutive monthly installments of \$355.00 or more each, beginning on the 10th day of September, 1966, and on the 10th day of each month thereafter, except during the months of June, July, and August of each calendar year, in which months no installments shall be due; provided that any monthly installment shall first be applied to payment of interest due as computed monthly on the then unpaid principal, and any balance of such monthly installment remaining after payment of interest shall be applied against the principal of said note.

And the Mortgagor expressly agrees to pay the sum of money above secured, and upon default in payment of any monthly installment due upon said note, then said note shall become immediately due and payable at the option of the Mortgagee, and this mortgage may be foreclosed accordingly. And it is further agreed that on the failure of the mortgagor to pay any installment of said note or interest thereon, when the same shall become due, or otherwise be in default, the mortgagee may at its option, without notice, obtain a continuation of the abstract of title to the above described real estate and the amount paid by the mortgagee for such continuation shall become a part of the mortgage debt. Should suit be instituted to foreclose said mortgage, then the mortgagee shall be entitled to the possession, rents and profits of said real estate from the time of such default, said rents to be applied upon said mortgage debt, less costs and expenses, if any there be. And it is further expressly agreed that until said note is paid in full, said Mortgagor shall keep all legal taxes and charges against said premises paid as the same become due and shall keep the building thereon insured for the benefit of the Mortgagee, as its interest may appear, to the amount of at least \$115,000.00, and failing