

terms of said obligation, and also to secure any sum or sums of money advanced by the said party of the second part to perform the covenants under said contract to purchase, to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said parties of the first part shall fail to pay the same as provided in this indenture.

This conveyance shall be void if such payment be made as provided in said note and this mortgage, and the obligation contained in said note fully discharged. If default be made in such payment or any part thereof or any obligation created thereby, or interest thereon, or if the covenants under said contract to purchase are not fully performed, or if the taxes on all of the above described real estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the party of the second part, its successors and assigns, to take possession of the said premises and all the improvements thereof in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to pay the amount owing on the contract to purchase, to retain the amount then unpaid of principal and interest owing on the note secured hereby, together with the cost and charges incident thereto, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the first parties. Mortgagors hereby understand