shall be repaid by the parties of the first part, together with interest thereon from date of payment by the parties of the second part, at the rate of ten per cent (10% per annum, and all such sums and the interest thereon shall be immediately due and payable and be secured hereby, having the benefit of the lien hereby created and of its priority.

9. That the parties of the first part will obtain the written approval of the parties of the second part of any proposed sale of the above described property or the assumption of this mortgage by any other party. That, in the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the parties of the first part, the parties of the second part may deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the parties of the first part, without in any manner vitiating or discharging the parties' of the first part liability hereunder, or upon the debt hereby secured.

NOW, if said note and interest thereon be paid when due and the agreements in said note and the mortgage be faithfully performed, then these presents shall be null and void and the premises hereinbefore conveyed shall be released at the cost of the parties of the first part. But if default be made in the payment of said notes, or any part thereof, or interest thereon, as therein specified, or in the performance of any agreements herein made and contained, then all the indebtedness secured by this mortgage shall, at the option of the parties of the second part, by virtue of this mortgage, immediately become due and payable and upon forfeiture of this mortgage, or in case of default in any of the payments herein provided for, the parties of the second part shall be entitled to a judgment for the sums due upon said notes and the additional sums paid by virtue of this mortgage, and all costs and expenses enforced in same, as provided by law, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of the parties of the first part, and all persons claiming under them, and at which