said premises, or any part thereof, and will pay them previous to the time when any part of said premises could be sold for any such Taxes Assessments: And that in case said parties of the first part shall neglect or refuse to keep said buildings continually insured, or such taxes and assessments paid, as herein provided, then and in either of such cases the said parties of the first part hereby authorize and empower the said party of the second part, its successors and assigns, to effect such Insurance and pay such taxes or assessments, and to charge all such sum or sums paid for either and all such purposes, to the said parties of the first part, and to tack and impress the same as an additional lien on said premises, to remain secured by, and as a part of this Mortgage, and to bear interest at the same rate as the indebtedness secured hereby, and to foreclose for the same, at the same time and in the same manner as for the original indebtedness hereby secured:

This Mortgage being given to secure an advancement made on Sixteen (16) Shares of stock in said American Building and Loan Association, the monthly payments on which amount to $9.60 per month, said parties of the first part do further covenant and agree to make the said monthly payments on said stock as they shall become due until said stock becomes fully paid in.

Provided, Nevertheless, That if the said parties of the first part their heirs, executors, administrators or assigns, shall well and truly pay or cause to be paid to the said party of the second part, its successors or assigns, at its Home Office, in Minneapolis, Minnesota, the sum of Sixteen Hundred Dollars ($1600.00) and interest according to the conditions of one (1) certain bond made and executed by Charlotte A. Herrington and Freeman Herrington her husband said parties of the first part to said party of the second part, bearing even date herewith, payable on or before nine years from date with interest on Eight Hundred ($800.00) Dollars at the rate of six per cent per annum until paid interest payable monthly, or shall pay or cause to be paid, at the Home Office of said Association, all installments of interest which become due on said bond, and all fines and monthly payments which become due on said stock until said stock becomes fully paid in and of the value of $100 per share, and before any of said installments of interest or monthly payments shall have been past due for a period of six months, and shall then surrender said stock to said Association in payment of said bond, then this deed shall be null and void, otherwise to remain in full force and effect. But if default be made in the payment of the said sum or sums of money, or of any installment of in-