(Released See Book 37 Page 404)

(Assigned See Book 37 Page 404)

Thousand Dollars, on the first day of February A.D. 1897, with interest thereon from date until paid, at the rate of Six per cent. per annum, payable semi-annually on the first days of February and August in each year, and in accordance with the One promissory bond of the said party of the first part, with coupons attached, of even date herewith as follows:

Seven Thousand Dollars, on the first day of February A.D. 1897.
Dollars, on the first day of A.D. 18
Dollars, on the first day of A.D. 18
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Dollars, on the first day of A.D. 18

Sixth: The first party agrees to pay all taxes and assessments levied upon said real estate before the same becomes delinquent, also all liens, claims, adverse titles and encumbrances on said premises; and if not paid the holder of this mortgage may, without notice, declare the whole sum of money herein secured due and collectible at once, and all money paid by the mortgagee or its assigns for taxes or assessments, and all liens claims or incumbrances against said land, shall draw interest at the rate of ten (10) per cent. per annum, from date of such payment, and this mortgage shall stand as security for the amount so paid, with such interest.

Seventh: The said first party agrees to keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in at this date, and shall permit no waste nor removal of buildings, wind mill or fences or other improvements, and the commission of waste shall at option of the mortgagee, render this mortgage due and payable.

Eighth: Said first party further agrees to keep the buildings and improvements situated on said land constantly insured, loss, if any, payable to said Lombard Investment Company as its interest may appear, and to the satisfaction and approval of James L. Lombard Manager of said Company (or his successors, endorsees and assigns, until said bond and interest coupons are paid, for the sum of Thirty five Hundred Dollars, and the policy or policies of insurance therefor constantly assigned and pledged and delivered to said Lombard Investment Company, for further securing said bond and interest coupons. It is also agreed, that in the event of any subsequent sale of this property by said party, or of his failure, neglect or refusal, or of such failure, neglect or refusal of his heirs or assigns, to insure the buildings as hereinbefore agreed or to reinsure the same, and deliver the policy or policies, properly assigned and pledged to the said Lombard Investment Company, before noon of the day on which any such