

days after the same becomes due, or fails to keep and perform any of the covenants and agreements made by them herein, or fails to make any partial payment upon said bond after giving notice that such payment will be made, then it is expressly understood and agreed that the whole sum of money secured hereby shall become due and collectible at once, at the option of holder of said indebtedness or any portion thereof, and this mortgage may thereupon be foreclosed; and in such event it is expressly agreed that the whole amount of said bond shall bear interest from the date thereof at the rate of ten per centum per annum, and the holder thereof may recover the whole amount of said bond with such interest thereon less the amount of such coupons and partial payments as shall have been paid, and may recover all amounts paid by said second party or any holder of said bond for taxes, assessments, insurance, and to release or extinguish any statutory liens upon said premises, or to protect the title or possession thereof with interest thereon as provided herein, and all may be included in the judgment rendered or amount found due in any suit to foreclose this mortgage, and this mortgage is hereby made to secure all such sums.

It is further stipulated and agreed by the first party that upon the institution of proceedings to foreclose this mortgage, the plaintiff therein shall be entitled to have a receiver appointed by the court to take possession and control of the premises described herein and to collect the rents and profits thereof, under the direction of the court, without the proof required by statute, the amount so collected by such receiver to be applied under the direction of the court to the payment of any judgment rendered or amount found due upon the foreclosure of this mortgage.

In case this mortgage is foreclosed, the sale thereunder may be made with or without appraisement, at the option of the said second party, its successors or assigns.

In witness whereof, The said first party have hereunto set their hands and seals the day and year first above written.

Signed in the presence of

D. D. Shirley
B. D. Corbett
State of Iowa

Ballie B. Brownlee

M. B. Brownlee

Wayne County } ss. Be It Remembered, That on this 18 day of June 1892 before me, a Notary Public in and for said County and State, came Ballie B. Brownlee and M. B. Brownlee her husband who are personally known to me to be the same persons who executed the foregoing instrument of writing, and such persons duly acknowledged the execution of the same.

Witness my hand and official seal, the day and year last above written.



David D. Shirley

Notary Public

My commission expires July 14, 1894.

Recorded June 21, 1892 at 9¹² o'clock A.M.

James Brooks
Register of Deeds

The following is indorsed on Original Instrument.
M. B. Brownlee secured full payment of all the indebtedness secured by the