

and to keep the said premises insured in favor of said mortgagee, in the sum of Two Hundred and Fifty Dollars in some insurance company, satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the parties of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 10 per cent. per annum. But if default be made in such payment or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part and all sums paid by the party of the second part for insurance, shall be due and payable or not, at the option of the party of the second part; and it shall be lawful for the party of the second part her executors and administrators and assigns, at any time thereafter, to sell the premises hereby granted or any part thereof, in the manner prescribed by law, appraisements waived or not at the option of the party of the second part, her executors, administrators or assigns, and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the surplus, if any there be, shall be paid by the party making such sale, on demand, to the said Niel Deardorff and wife Mary Elisabeth Deardorff heirs and assigns.

In Testimony Whereof, The said parties of the first part, have hereunto set their hand and seal the day and year last above written.

Niel Deardorff (seal)
 Mary Elisabeth Deardorff (seal)

State of Texas }
 Douglas County } ss.

Be it Remembered, That on this 11th day of November A.D. 1895 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Niel Deardorff and wife Mary Elisabeth Deardorff who are personally known to me to be the same persons who executed the within instrument of writing, and such person have this day duly acknowledged the execution of the same.

In Testimony Whereof, I have hereunto set my hand and affixed my Notary seal the day and year last above written.


 Notary Public, Term Expires May 29th 1896.

J. R. Tenyon
 Notary Public