

the second part. Said notes being given for the sum of One hundred & thirty five (\$35.00) Dollars, dated March tenth A.D. 1896 due and payable in twenty seven months, from date, from date thereof with interest thereon from the date thereof at 7 Per. cent until paid according to the terms of said note, and coupons thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter specified. And the parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties or cost shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgage, in the sum of One hundred & thirty five Dollars, in some insurance company satisfactory to said mortgage, in default whereof the said mortgage, 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 12 percent. 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 notes, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid, or which may have been paid, by the parties of the second part, and all sums paid by the parties 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 of the second part, his executors, administrators or assigns; at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisal hereby waived or not at the option of the party of the second part, his executors, administrators or assigns; and out of all the money 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 overplus if any there be, shall be paid by the party, making such sale, on demand, to the said W. G. Houser & Bertrude B. Houser, their heirs and assigns.

In Testimony whereof, the said parties of the first part, have hereunto set their hands and seals the day and year last above written.

Signed Sealed and delivered

W. G. Houser (Seal)

in Presence of

G. B. Houser (Seal)

C. F. Wright.