released upon demand of the parties of the first part. But if default be made in the payment of said principal sum or any part thereof, or any interest thereon, or if said taxes or assessments, as provided, or if default be made in the agreement to insure, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part, and in case of such default of any sum covenanted to be paid for the period of ten days after the same becomes due, the said first parties agree to pay to said second party or his assigns, interest at the rate of ten per cent per annum, computed semi-annually on said principal note from date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed the legal rate of ten per cent per annum; but the party of the second part may pay any unpaid taxes charged against said property or insure said property if default be made in keeping up the insurance and may recover for all such payments with interest at ten per cent per annum in any suit for foreclosure of this mortgage; and it shall be lawful for the party 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 Appraisement waived or not, at the option of the party of the second part 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 and interest at ten per cent per annum from the ~~date~~ time of said default until paid, together with the costs and charges of making such sale to be taxed as other costs in the suit.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written

Samuel R. Matsker [seal]
Mary I Matsker [seal]