remain & be kept as good as the same is now during the continuance of this mortgage.

It is further agreed, that the first parties shall repay to the said second party all & every such sum or sums of money as may have been paid by them, or any of them, for taxes or assessments, or for premiums & costs of insurance on the premises hereby conveyed, with interest thereon at the rate of ten per centum per annum from the time the said sum or sums of money may have been respectively so advanced & paid, until the same are repaid, & all the said sum or sums of money, & the interest to accrue thereon, shall also be a charge upon said premises, & shall be secured by this instrument in the same manner as the said principal sum payable by the said bond is secured thereon.

It is further agreed that in case of default in the payment of said bond or any part thereof or any of the sums of money to become due as herein specified, according to the tenor & effect of said bond, or in the case of the breach by the said parties of the first part of any of the covenants or agreements herein mentioned by said first parties to be performed, then the bond secured hereby shall bear interest at the rate of ten per centum per annum from date, & this conveyance shall become absolute, & the party of the second part be at once entitled to the possession of the said above described premises & to have & receive all the rents & profits thereof. & the said bond with interest thereon & all the moneys which may have been advanced & paid by the said second party with the aforesaid interest thereon, shall, each & every one of them, thereupon become & be at once due & payable at the option of the legal holder hereof.

The first parties agree to pay the charges for entering satisfaction of this mortgage upon the records.

In Testimony Whereof, the said parties of the first part have hereunto set their hands the day & year first above written.

Carl E. Ketels
Elizabeth Ketels

(For Release See Book 41 Page 224)