the mortgagee by the mortgagor in said gold coin on demand, together with interest from the date of payment, at the same rate of interest as is provided to be paid in the note hereinbefore set out. In the event of a loss under said policies of fire insurance, the amount collected thereon, if any, shall, without first obtaining the consent of the mortgagor, be credited first to the interest due, if any, upon said indebtedness, and the remainder, if any shall be credited upon the principal sum, and interest shall thereupon cease on the amount so credited, on said principal sum. The mortgagor promises to pay said note according to the terms and conditions thereof; and in case of default in the payment of the same, or of any installment of interest thereon when due, or if default be made in the payment of any other of the moneys herein agreed to be paid, or in the performance of any of the covenants or agreements herein contained on the part of the mortgagor, the whole sum of money then secured by this mortgage shall become immediately due and payable at the option of the holder of said note, and this mortgage may thereupon, or at any time during such default, be foreclosed, and the filing of the complaint in foreclosure shall be conclusive notice of the exercise of such option by the mortgagee without any notice thereof. It is also agreed that should this mortgage be foreclosed, then in the decree of foreclosure entered in such action, the property described therein may be ordered sold en masse or as one lot or parcel and not as several parcels, at the option of the mortgagee. The mortgagor hereby mortgages the property herein before described, to secure the performance of every promise and agreement herein contained, direct or conditional, and to secure the repayment to the mortgagee of all sums paid, laid out or expended by the said mortgagee under the terms of this mortgage, and also to secure the attorney's fees and costs provided for by this mortgage in case of a foreclosure thereof. The mortgagor guarantees and affirms that said property is now free from any secret equities, trusts or incumbrance made or suffered by or known to the mortgagor. Every stipulation, agreement and appointment herein in favor of said mortgagee shall apply and inure to the benefit of his heirs, executors, administrators or assigns. Witness the hand and seal of said mortgagor the day and year first above written.

Augusta Johnson (seal)

State of California }
County of Los Angeles } ss

On this Ninth day of February in the year of our Lord nineteen hundred and four, before me, Frank H. Lemon