

second part, its successors or assigns, may pay such taxes and assessments, make such repairs, or effect such insurance; and the amounts paid therefor, with interest thereon, from the date of payment, at the rate of ten per cent. per annum, shall be collectible with, as part of, and in the same manner as, the principal sum hereby secured.

And the said party of the first part do further covenant and agree that in case of default in payment of any installment of interest or in the performance of any of the covenants or agreements herein contained, then, or at any time thereafter during the continuance of such default, the said party of the second part, its successors or assigns, may, without notice, declare the entire debt hereby secured immediately due and payable, and thereupon, or in case of default in payment of said promissory note at maturity, the said party of the second part, its successors or assigns, shall be entitled to the immediate possession of said premises, and may proceed to foreclose this mortgage; and in case of foreclosure, the judgment rendered shall provide that the whole of said premises be sold together and not in parcels. In Witness Whereof, the said party of the first part have hereunto set their hands the day and year first above written.

Samuel S. Garst.

Alice Garst.

State of California }  
County of Los Angeles }<sup>ss</sup> On this thirty first day of January, A.D. 1915, before me, a Notary Public, in and for said County, personally appeared Samuel S. Garst and Alice Garst, husband and wife to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal the day and year last above written.

My com. expires May 1, 1915. *[Signature]* H.C. Burch, Notary Public.  
Recorded Feb. 7<sup>th</sup> A.D. 1915, at 9<sup>th</sup> A.M.

A.W. Armstrong, Reg. of Deeds.  
By Eric E. Armstrong: Dep.