

and payable, or if any taxes or assessments levied against said property, or charges for insurance are not paid when the same are due and payable, then, in either of these cases, the said principal note, with the interest thereon, shall, and by this indenture does, immediately become due and payable at the option of the second party or assigns, to be at any time thereafter exercised, without notice to the first party. But the legal holder of this mortgage may, at his option, pay said taxes, assessments, or charges for insurance so due and payable, as the mortgagee or assigns shall neglect or refuse to pay as herein set forth, and charge them against said first party, and the amounts so charged, together with interest at the rate of ten per cent, payable semi-annually, shall be an additional lien upon the said mortgaged property, and the said mortgage, or his assigns, may immediately cause this mortgage to be foreclosed.

Said first party agrees to keep the buildings, erected or to be erected on said land, insured to the amount of one hundred Dollars, to the satisfaction of and for the benefit of second party or assigns, from this time until said note and all liens by virtue hereof are fully paid, and deliver policies of insurance to said second party. Appraisement waived. Witness my hand, the day and year first above written.

Sadie B. Pearce.

State of Colorado }
County of El Paso } ³³ I Solely Certify, That on this 25th day of May A. D. 1905. before me, the undersigned, a Notary Public in and for said County and State, came Sadie C. Pearce (a widow) personally known to me to be the same person described in and who executed the foregoing instrument of writing, and duly acknowledged the execution of the same as her voluntary act.

Witness my hand and official seal, the day and year last above written. J. L. Horner, Notary Public.
Com. expires February 25th 1905.

Recorded May 31 A.D. 1905 - at 9¹⁰ A.M.

A. W. Armstrong, Reg. of Deeds,
By Elsie B. Armstrong, Rep.