

second part as follows:

\$25.00---on the first day of---May---1924

\$25.00---on the first day of---May---1925

\$25.00---on the first day of---May---1926

\$25.00---on the first day of---May---1927

\$25.00---on the first day of---May---1928

bearing interest as provided in said notes.

NOW if the party of the first part shall fail to pay or cause to be paid, any of the notes secured hereby, when the same shall become due or any sum or sums hereinafter mentioned, or shall fail in any of the terms and conditions of said bond or prior mortgage then this conveyance shall become absolute and the whole sum secured hereby shall become due and payable at the option of the holder hereof, who may at any time, ^{thereafter} proceed to foreclose this mortgage and sell the premises hereby granted or any part thereof, in the manner prescribed by law, appraisement distinctly waived, and out of all the moneys arising from such sale to retain the amount due for principal and interest taxes and penalties thereon; together with the costs and charges of making such sale; and the overplus if any there be, shall be paid by the party making such sale on demand to said parties of the first part, and in case of such foreclosure and as often as any proceedings may be commenced the parties of the first part agree to pay the price of extending the abstract of title on the said mortgaged premises from the date of this mortgage to the date of filing such foreclosure case, which abstract expenses shall be due upon the filing of the petition in any such action, and the same shall be a lien upon the land hereby mortgaged and shall be included in the judgment of foreclosure and taxed therein; and the party of the second part is expressly authorized to pay any and all sums necessary to protect the title to said premises and to keep the same free from other liens of whatever nature, including attorney's fees in all actions attacking such title or validity of this mortgage, and if said prior mortgage be held by another than the second party then any part of principal or interest ^{secured} thereby, and taken up, held or owned by said second party, and any and all other sums paid, as herein authorized, shall be a further lien upon said land, and be secured hereby, and be included in any judgement or decree entered hereon; and all sums secured hereby shall draw interest at the rate of ten per cent. per annum, payable annually, from date said sums are expended, except the series of notes above described, which shall severally draw interest as provided in said notes.

If all payments be made as herein specified and provided for, then this conveyance shall be void; otherwise to remain in full force and effect.

IN Testimony Whereof, The said parties of the first part have hereunto set their hands.

George Brechisen .

Mary A. Brechisen.