

shall at once become due and payable anything
thereinbefore contained to the contrary notwithstanding
such election to be made at any time after the expiration
of three days without notice.

Now if the said party of the first part shall well and
truly pay or cause to be paid the said sum of money
in said notes mentioned with the interest thereon
according to the tenor and effect of said notes then these
present shall be null and void. But if said sum of money
or any interest thereon is not paid when the same is due
and payable or if any taxes or assessments levied against
said property are not paid when the same are payable
then in either of these cases the whole of said sum
mentioned in said notes together with the interest
thereon shall and by this indenture does immediately
become due and payable at the option of the party of
the second part or her assigns to be at any time there-
after exercised without notice to the party of the first
part; but the legal holder of this mortgage may at his
option pay or cause to be paid the said taxes and
assessments so due and payable and charge them
against said party of the first part and the amounts so
charged shall be an additional lien upon the said
mortgaged property and may be enforced and collected
in the same manner as the principal debt hereby
secured together with interest at the rate at 12 percent
per annum payable semi-annually until fully paid
and discharged but whether the party of the second part
elect to pay such taxes and assessments or not it is
distinctly understood that in all cases of delinquencies
as above enumerated then in like manner the said note
and the whole of said sum shall immediately become
due and payable and said mortgagee or her assigns
may immediately cause this mortgage to be foreclosed
and shall be entitled to the immediate possession of the
premises and the rents issues and profits thereof. And
said party of the first part hereby promise and agree
to and with said party of the second part that in any
action that may be brought for any amount that may
be due and unpaid upon said notes or by virtue of
any of the provisions of this mortgage or to enforce the
same the party of the second part or her assigns shall

*This document is intended to be used in the original instrument
of Francis W. Piper the assignee of the within mortgage
to have acknowledged. I have signed same. Given to be acknowledged.*