

Collect the same and enforce this Mortgage.

And it is further agreed that the said Parties of the first Part agree and bind themselves to keep the improvements on said lot or parcel of land in good order at all times during the terms of this mortgage, and should they fail to do so, then said second Party, or the holder or holders of any of said notes, may declare the Principal and interest due, and enforce its collection by legal procedure.

And it is also agreed that should default be made for the space of five days in the payment of any of said notes, or any part thereof, or the interest or any part thereof, as before provided, the holder or holders of said notes or any of them on which said default shall be made, may at the option of said holder or holders, consider the same with all arrearages of interest due, and in case of such default, the holder or holders of any other of said notes may at their option, consider the same due and payable and the holder or holders of any of said notes may proceed to collect the same with all arrearages of interest at any time after such default.

Parties of the first Part hereby assign to Commonwealth Life Insurance Company all rents, income and profits of said mortgaged property after any default mentioned in this mortgage.

As an additional security for the payment of said sixty-five hundred (\$6500.00) dollars (\$6500.00), Arthur Walker Lockwood hereby assigns, transfers and conveys unto Commonwealth Life Insurance Company, all of the right, title, interest and benefits existing or which may hereafter become vested in him or his estate under Policy No. 74515, dated November 8, 1926, issued by Commonwealth Life Insurance Company on the life of Arthur Walker Lockwood in the sum of sixty-five hundred dollars (\$6500.00) and payable to Edna James Lockwood, his wife, if living at the time of the death of said insured, otherwise to the estate of said insured, and he warrants that said Policy has not heretofore been assigned and is now in full force and effect, and it is a provision and condition of this mortgage that this assignment of said Policy shall remain in full force and effect until all of the above mentioned debt and interest has been paid to said Commonwealth Life Insurance Company.

It is a further condition of this mortgage that upon the failure of said first Parties to promptly pay the premiums on said above mentioned Policy, as they become due, and in accordance with the terms and provisions of said Policy, Commonwealth Life Insurance Company may elect, if it so desires, to consider the entire obligation of sixty-five