

deliver to the said party of the second part at its principal office Louisville, Jefferson County, in the State of Kentucky, on or before the first day of July in each and every year, receipts of the proper officers for the payment of all such taxes and assessments levied or assessed on said premises, and in default of said payment of taxes or assessments, or failure to cause such insurance to be made and paid for, the said second party or holder or holders of any of said notes, may cause such payment to be made, and insurance to be had and paid for, and shall have the right to collect the same from said first party, her heirs or assigns with six percent per annum interest thereon until paid, and this mortgage shall extend to and include all such sums so paid for such insurance, taxes or assessments, and in case of such default or failure, the second party may elect to treat the debt expressed as wholly due, and may proceed by law to collect the same and enforce this mortgage.

And It is further agreed that the said party of the first part agrees and binds herself to keep the improvements on said lot or parcel of land in good order at all times during the term of this mortgage, and should she 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 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.

In the event of default in any of the provisions of said notes or mortgage, we agree to pay a reasonable attorney's fee.

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