

unpaid balance of said principal and interest to be due and payable on the 1st day of February, 1978, the aforesaid monthly payments of \$357.09 each are to be applied first to interest at the rate of five & three-fourths ( $5\frac{3}{4}\%$ ) per centum per annum on the principal sum of Forty-Three Thousand and NO/100 (\$43,000.00) Dollars, or so much thereof as shall, from time to time, remain unpaid, and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America which shall be legal tender in payment of all debts and dues, public and private, at the time of payment; and in the event default is made in the payment of any installment or installments or any part thereof as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of six (6%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney