

State of Louisiana } Before me } Notary Public in and for said Parish of the
 Parish of Orleans } 26th day of February 1878 } personally appeared Charles Edward
 and who acknowledge } the present } and above said } Charles Edward
 Recorded March 1st 1878 } before me } Notary Public
 J. P. Polson }
 Notary Public

property in good condition, so that the security hereby given shall remain unimpaired; and has also agreed and does hereby agree and contract with said party of the second part its indorsees and assigns that in the event said parties of the first part shall fail to keep said improvements so insured as aforesaid, then said party of the second part its indorsees or assigns may cause the same to be insured in the full sum aforesaid and that in the event said parties of the first part shall fail to comply with said agreement and contract relative to taxes and assessments then said party of the second part its indorsees and assigns may pay such taxes and assessments and the amount of all moneys advanced and paid for such insurance, taxes and assessments and interest thereon, at the rate specified in said note and contract, this promise shall be a security in like manner and with like effect as for the pay ment of said note and contract and interest thereon.

And have also agreed and do hereby agree and contract with said party of the second part its indorsees and assigns in case of any suit or foreclosure or legal proceedings for the collection of said obligation, or for the protection of the rights of the holder or holders to pay as attorney fees an additional amount of ten per cent upon the principal of said note and upon the interest accrued thereon up to the time of payment, together with all the expenses of such suit, foreclosure or foreclosure which said costs and expenses and other all sums and amounts advanced or expended for insurance premiums, taxes, assessments etc, etc, shall become a part of this mortgage, and a lien upon the mortgaged property.

Now therefore if the said parties of the first part shall well and truly comply with the obligations of said note and contract and if they do not and shall pay the said sum of money with interest thereon and all other moneys hereby secured, according to the true tenor and effect of the above agreement and of these presents, this conveyance to be null and void, else to be of full force effect and virtue.

In witness whereof, the parties of the first part have hereunto set their hands and seals this day and year first above written.
 Signed sealed and delivered in presence of Charles Edward M. Dougall
 C. E. M. Dougall Sarah E. M. Dougall

State of Florida } Before the Subscribes personally appeared Charles Edward
 (being of said Parish) } word M. Dougall and Sarah E. M. Dougall his wife
 to whom well known to be the individuals described and who acknowledged
 that they executed the foregoing instrument of mortgage for the
 uses and purposes therein set forth, and the said Sarah E. M. Dougall
 wife of the said Charles Edward M. Dougall on a private examination
 by me held separate and apart from her said husband,
 acknowledged and declared that she executed the same freely
 and voluntarily, and without fear, apprehension, compulsion
 or constraint of or from her said husband, and for the purpose
 of renouncing, relinquishing and conveying all her right