

that the same are free from all incumbrances; and Fourth, that the said party of the second part, its successors and assigns shall quietly enjoy and possess the same; and that the said parties of the first part will warrant and defend the title to same against all lawful claims.

Provided, Nevertheless, That if the said O. G. Korb and Glen C. Korb, parties of the first part, their heirs, executors and administrators, shall well and truly pay or cause to be paid to the said party of the second part, its successors or assigns, the sum of Thirty-Five Hundred (\$3500.⁰⁰) Dollars, and interest according to the condition of one promissory note given by O. G. Korb, party of the first part, to Stone-Bracean-Wells Co., a corporation, party of the second part, for Thirty-five hundred (\$3500), due July 1st after date and Bearing even date herewith, and also to pay all taxes which now are or may be assessed hereafter on said premises, as they shall become due, then this deed to be null and void. But if default shall be made in the payment of said sum of money, or the interest, or the taxes, or any part thereof, at the times and in the manner hereinbefore or hereinafter specified for the payment thereof, the said parties of the first part in such case do hereby authorize and fully empower the said party of the second part, its successors or assigns, to sell the said hereby granted premises, and convey the same to the purchaser, in fee simple, agreeable to the statute in such case made and provided, and out of the moneys arising from such sale, to retain the principal and interest which shall then be due on said note and all taxes upon said lands, together with all costs and charges, and also the sum of Seventy-Five (\$75) Dollars as attorney's fees, and pay the overplus, if any, to the said parties of the first part, their heirs, executors and assigns or administrators.

And the said Otto G. Korb and Glen C. Korb his wife do further covenant and agree to and with the said party of the second part, its successors and assigns, to pay said sum of money above specified at the time and in the manner above mentioned together with all the costs and expenses, if any there shall be, and also in case of the foreclosure of this mortgage, the sum of Seventy-five (\$75) Dollars, as Attorney's fees in addition to all sums and costs allowed in that behalf by law, which said sum is hereby acknowledged and declared to be a part of the debt hereby secured, and which shall be assessed and payable as part of said debt, and that he will pay all taxes and assessment of every nature, that may be assessed on said premises or any part thereof, previous to the day appointed by law for the sale of lands for town, city, county or state taxes. And if default be made by the parties of the first part in any of the foregoing provisions, it shall be lawful for the party of the second part, its successors or assigns, or its attorneys to declare the whole sum above specified to be due. In Testimony Whereof the said parties of the first part have hereunto set their hands and affixed their seals the day and year first above written.

Signed, Sealed and Delivered in Presence of
 Val V. Crockett
 H. J. Mc. Cleary

O. G. Korb (Seal)
 Glen C. Korb (Seal)