

One Interest Note for One hundred and twenty Dollars, payable October 1st, 1913
One Interest Note for One hundred and twenty Dollars, payable April 1st, 1914
One Interest Note for One hundred and twenty Dollars, payable October 1st, 1914
One Interest Note for One hundred and twenty Dollars, payable April 1st, 1915
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All of which Notes dated July 19th, 1912 are executed by Thomas W. Atkinson and Mary E. Atkinson, his wife, the said Mortgagors to the said Mortgagee, on an actual loan of Three thousand (\$3000) Dollars, and are payable to the order of the said Mortgagee at its chief office, London, England in United States gold coin, with interest at the rate of eight per cent per annum after maturity.

And Whereas, The said mortgagors, for themselves and for their heirs and assigns have covenanted and agreed, and do hereby covenant and agree, to and with the said Mortgagee, its successors, legal representatives and assigns as follows:

1. That they will pay each and all of said notes promptly as the become due.
2. That this mortgage shall be deemed a mortgage of the rents and profits as well as of the real property above described. It is understood that until default be made in some one or all of the obligations and conditions by the Mortgagors herein assumed, the Mortgagors may remain in possession of the mortgaged properties, but in the event of the default on the part of the Mortgagors in the payment of all or any of the moneys herein by the Mortgagors agreed to be paid, or default in the performance of some or all of the conditions or obligations of this mortgage by the mortgagors assumed, or upon the mortgagors imposed, then the Mortgagee may immediately foreclose this mortgage being filed, the Mortgagee without further notice to the Mortgagors may apply to the court for the appointment of a receiver, and the court is hereby authorized to appoint a receiver, to take the custody and care of the mortgaged properties, collect the rents and profits thereof, harvest and market any growing crops thereon, the proceeds thereof to be applied in payment pro tanto of the amounts due or payable or chargeable under this mortgage.
3. That they will keep the improvements thereon in good repair, and will not do or permit any wast of the premises hereby mortgaged.
4. That they have a valid and unincumbered title in fee simple to the said premises
5. That they will pay all taxes and charges that may be assessed on said premises, and on this mortgage, and on the debt hereby secured, before they become delinquent.
6. That during the existence of this debt they will keep the present buildings or any which may hereafter be erected on the said premises, insured against fire, to the extent of Fifteen hundred (\$1500) Dollars, in some Fire Insurance Company to be named by the said Mortgagee, for the benefit of the said Mortgagee, and to deliver the policies and renewals thereof to the said Mortgagee, promptly after the issue thereof; and should the said mortgagors fail to insure as herein provided the said Mortgagee may do so at the expense of said Mortgagors
7. That they covenant and agree that in the event of a foreclosure of this mortgage, if the property hereby mortgaged shall not upon a sale thereof realize sufficient to pay the amount due under the mortgage, together with the costs and expenses of the suit or action, a deficiency judgment may be rendered for any unpaid balance, and the same may be satisfied from, and the sheriff or other officer making such sale may and shall be authorized forthwith to proceed to levy upon any property of the Mortgagors or either of them not exempt from execution.

NOW THEREFORE, If the said Mortgagors shall pay all and every of said notes, taxes and charges, and shall in all other respects fully satisfy and comply with the covenants