

TO HAVE AND TO HOLD THE SAID PREMISES WITH THE APPURTENANCES UNTO THE SAID MORTGAGEE, ITS SUCCESSORS, REPRESENTATIVES AND ASSIGNS FOREVER.

THIS CONVEYANCE IS INTENDED AS A MORTGAGE, HOWEVER, AND IS GIVEN TO SECURE THE PAYMENT BY THE MORTGAGORS TO THE MORTGAGEE OF THE SUM OF ONE HUNDRED FIFTY AND No/100 (\$150.00) DOLLARS IN UNITED STATES GOLD COIN OF THE PRESENT STANDARD VALUE, DUE IN SEMI-ANNUAL INSTALLMENTS, THE LAST BEING MAY 23, 1924. WITH INTEREST FROM MATURITY OF EACH INSTALLMENT UNTIL PAID AT THE RATE OF NINE PER CENT PER ANNUM, PAYABLE SEMI-ANNUALLY; ALL ACCORDING TO THE TERMS OF ONE CERTAIN PROMISSORY NOTE OF EVEN DATE HEREWITH FOR \$150.00, GIVEN BY THE MORTGAGORS TO THE MORTGAGEE

PAYABLE \$25.00 EVERY SIX MONTHS, BEGINNING NOVEMBER 23, 1921, AND ON THE 23D DAY OF EACH NOVEMBER AND MAY THEREAFTER, UNTIL THE WHOLE AMOUNT OF \$150.00 HAS BEEN FULLY PAID; INTEREST TO BE PAID ON EACH INSTALMENT AFTER MATURITY, AND IF ANY INSTALMENT IS NOT PAID WHEN DUE, THE WHOLE SUM TO BE IMMEDIATELY DUE AND PAYABLE.

THIS INDENTURE^{IS} FURTHER CONDITIONED UPON THE FAITHFUL OBSERVANCE BY THE MORTGAGORS OF THE FOLLOWING COVENANTS HEREBY EXPRESSLY ENTERED INTO BY THE MORTGAGORS, TO-WIT:

THAT THEY ARE LAWFULLY SEIZED OF SAID PREMISES, AND NOW HAVE A VALID AND UNINCUMBERED FEE SIMPLE TITLE THERETO, AND THAT THEY WILL FOREVER WARRANT AND DEFEND THE SAME AGAINST THE CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER.

THAT THEY WILL FORTHWITH PAY ANY LIENS OR INCUMBRANCES NOW EXISTING UPON SAID PREMISES SUPERIOR TO THIS MORTGAGE. EXCEPT SAID PRIOR MORTGAGE AND THAT THEY WILL PAY SAID MORTGAGE TOGETHER WITH THE INTEREST THEREON WHEN IT SHALL BECOME DUE.

THAT THEY WILL PAY THE SAID PROMISSORY NOTE AND ALL INSTALLMENTS OF INTEREST THEREON PROMPTLY AS THE SAME BECOMES DUE, ACCORDING TO THE TENOR OF SAID NOTE;

THAT SO LONG AS THIS MORTGAGE SHALL REMAIN IN FORCE THEY WILL PAY ALL TAXES, ASSESSMENTS AND OTHER CHARGES OF EVERY NATURE WHICH MAY BE LEVIED OR ASSESSED UPON OR AGAINST THE SAID PREMISES WHEN DUE AND PAYABLE, ACCORDING TO LAW, AND BEFORE THE SAME BECOME DELINQUENT, AND WILL ALSO PAY ALL TAXES WHICH MAY BE LEVIED OR ASSESSED ON THIS MORTGAGE OR THE DEBT THEREBY SECURED, AND WILL PROMPTLY PAY AND SATISFY ANY MECHANIC'S LIENS OR OTHER LIENS OR ENCUMBRANCES THAT MIGHT BY OPERATION OF LAW OR OTHERWISE BECOME A LIEN UPON THE MORTGAGED PREMISES SUPERIOR TO THE LIEN OF THIS MORTGAGE, AND WILL DELIVER ALL RECEIPTS THEREFOR TO THE MORTGAGEE;

THAT THEY WILL KEEP ALL IMPROVEMENTS ERECTED ON SAID PREMISES IN GOOD ORDER AND REPAIR AND WILL NOT COMMIT OR SUFFER ANY WASTE OF THE PREMISES HEREBY MORTGAGED;

THAT THEY WILL KEEP AND PERFORM ALL THE COVENANTS IN AND TO SAID PRIOR MORTGAGE.

THAT THEY WILL INSURE AND KEEP INSURED THE BUILDINGS NOW OR HEREAFTER ON THE SAID PREMISES AGAINST DAMAGE OR LOSS BY FIRE FOR AT LEAST TWENTY-FIVE HUNDRED AND No/100 DOLLARS, IN SUCH COMPANY OR COMPANIES AS THE MORTGAGEE SHALL REQUIRE, AND THAT SUCH INSURANCE, TOGETHER WITH ALL OTHER INSURANCE ON SAID PREMISES, AND THE POLICIES EVIDENCING THE SAME SHALL BE DELIVERED AND MADE PAYABLE