

FEES IN SAID SUIT OR ACTION.

SD. ANGUS P. HANLEY

22¢ IN REV. STAMPS ATTACHED
TO ORIGINAL NOTE AND
CANCELLED.

SD. HENRIETTA HANLEY

BY THE MORTGAGORS
THIS INDENTURE IS FURTHER CONDITIONED UPON THE FAITHFUL OBSERVANCE OF
THE FOLLOWING COVENANTS HEREBY EXPRESSLY ENTERED UNTO 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 PAY THE SAID PROMISSORY NOTE AND ALL INSTALLMENTS OF
INTEREST THEREON PROMPTLY AS THE SAME BECOME 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 INCUMBRANCES THAT MIGHT BY OPERATION OF
LAW OR OTHERWISE BECOME A LIEN UPON THE MORTGAGED PREMISES SUPERIOR TO THE LIEN
OF THIS MORTGAGE;

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

THAT SO LONG AS THIS MORTGAGE SHALL REMAIN IN FORCE THEY WILL KEEP THE
BUILDINGS NOW ERECTED, OR ANY WHICH MAY HEREAFTER BE ERECTED ON SAID PREMISES, INSURED
AGAINST LOSS OR DAMAGE BY FIRE TO THE EXTENT OF \$2000.00 IN SOME COMPANY OR
COMPANIES ACCEPTABLE TO SAID MORTGAGEE AND FOR THE BENEFIT OF SAID MORTGAGEE AND
WILL DELIVER THE POLICIES AND RENEWALS THEREOF TO SAID MORTGAGEE.

NOW THEREFORE, IF THE SAID MORTGAGORS SHALL PAY SAID PROMISSORY NOTE,
AND SHALL FULLY SATISFY AND COMPLY WITH THE COVENANTS HEREINBEFORE SET FORTH, THEN
THIS CONVEYANCE SHALL BE VOID, BUT OTHERWISE TO REMAIN IN FULL FORCE AND VIRTUE
AS A MORTGAGE TO SECURE THE PAYMENT OF SAID PROMISSORY NOTE IN ACCORDANCE WITH THE
TERMS THEREOF AND THE PERFORMANCE OF THE COVENANTS AND AGREEMENTS HEREIN CONTAINED;
IT BEING AGREED THAT ANY FAILURE TO MAKE ANY OF THE PAYMENTS PROVIDED FOR IN SAID
NOTE OR THIS MORTGAGE WHEN THE SAME SHALL BECOME DUE OR PAYABLE, OR TO PERFORM
ANY AGREEMENT HEREIN CONTAINED, SHALL GIVE TO THE MORTGAGEE THE OPTION TO DECLARE
THE WHOLE AMOUNT DUE ON SAID NOTE, OR UNPAID THEREON OR ON THIS MORTGAGE, AT ONCE
DUE AND PAYABLE AND THIS MORTGAGE BY REASON THEREOF MAY BE FORECLOSED AT ANY TIME
THEREAFTER. AND IF THE SAID MORTGAGORS SHALL FAIL TO PAY ANY TAXES OR OTHER CHARGES
OR ANY LIEN OR INSURANCE PREMIUM AS HEREIN PROVIDED TO BE DONE, THE MORTGAGEE SHALL
HAVE THE OPTION TO PAY THE SAME AND ANY PAYMENT SO MADE SHALL BE ADDED TO AND BECOME
A PART OF THE DEBT SECURED BY THIS MORTGAGE, AND DRAW INTEREST AT THE RATE OF TEN
PER CENT PER ANNUM, WITHOUT WAIVER, HOWEVER, OF ANY RIGHT ARISING FROM BREACH OF
ANY OF THE COVENANTS HEREIN.

IN CASE SUIT OR ACTION IS COMMENCED TO FORECLOSE THIS MORTGAGE, THE
COURT MAY UPON MOTION OF THE MORTGAGEE, APPOINT A RECEIVER TO COLLECT THE RENTS
AND PROFITS ARISING OUT OF SAID PREMISES DURING THE PENDENCY OF SUCH FORECLOSURE,