

THEREOF AT SUCH SALE ALL NECESSARY CONVEYANCES, OR DEEDS FOR THE PURPOSE OF VESTING IN SUCH PURCHASER OR PURCHASERS THE PREMISES SO SOLD, IN FEE-SIMPLE ABSOLUTE, AND OUT OF THE MONEY ARISING FROM SUCH SALE TO RETAIN THE PRINCIPAL AND INTEREST WHICH SHALL THEN BE DUE ON SAID PROMISSORY NOTE TOGETHER WITH THE COSTS AND CHARGES OF SAID SALE, INCLUDING A REASONABLE ATTORNEY'S FEE, AND ALSO THE AMOUNT OF ALL SUCH PAYMENTS OF TAXES, ASSESSMENTS, INCUMBRANCES OR INSURANCE AS MAY HAVE BEEN PAID BY THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS, BY REASON OF THE PERMISSION HEREINAFTER GIVEN, WITH THE INTEREST ON THE SAME HEREINAFTER ALLOWED, RENDERING THE OVERPLUS OF THE MONEY, IF ANY THERE BE, UNTO THE SAID PARTIES OF THE FIRST PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS. AND THE SAID FIRST PARTIES DO HEREBY FURTHER COVENANT, PROMISE AND AGREE TO AND WITH THE SECOND PARTIES TO PAY AND DISCHARGE, AT MATURITY, ALL SUCH TAXES, LIENS AND INCUMBRANCES NOW SUBSISTING OR HEREAFTER TO BE LAID OR IMPOSED UPON SUCH PREMISES, OR WHICH MAY BE IN EFFECT A PRIOR CHARGE THEREUPON TO THESE PRESENTS, DURING THE CONTINUANCE HEREOF, AND IN DEFAULT THEREOF THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS MAY PAY AND DISCHARGE THE SAME, AND MAY AT THEIR OPTION, KEEP FULLY INSURED AGAINST ALL RISKS BY FIRE THE BUILDINGS WHICH ARE NOW OR MAY HEREAFTER BE ERECTED ON THE SAID PREMISES, AT THE EXPENSE OF THE SAID FIRST PARTIES AND THE SUMS SO PAID SHALL BE REPAYABLE IN THE SAME KIND OF MONEY OR CURRENCY IN WHICH THE SAME SHALL HAVE BEEN PAID AND SHALL BEAR INTEREST AT THE RATE OF SEVEN PER CENT PER ANNUM UNTIL PAID, AND SHALL BE CONSIDERED AS SECURITY BY THESE PRESENTS, AND BE A LIEN UPON THE SAID PREMISES AND SHALL BE DEDUCTED FROM THE PROCEEDS OF THE SALE THEREOF ABOVE MENTIONED, WITH INTEREST AS HEREIN PROVIDED. IF THE SECOND PARTIES SO ELECT THEY MAY BRING AN ACTION TO FORECLOSE THIS MORTGAGE, IN WHICH EVENT THEY SHALL BE ENTITLED TO INCLUDE IN THE JUDGMENT AND DECREE OF FORECLOSURE ANY MONEY PAID OUT OR EXPENDED BY THEM UNDER THE PROVISIONS HEREINBEFORE SET OUT, WITH INTEREST THEREON AS ABOVE SET OUT, AND ALSO A REASONABLE ATTORNEY'S FEE TO BE FIXED AND ALLOWED BY THE COURT, AND TAXED AND COLLECTED AS OTHER COSTS.

AND IT IS HEREBY AGREED THAT THE SAID PARTIES OF THE FIRST PART SHALL INSURE AND KEEP INSURED THE BUILDINGS NOW ON SAID MORTGAGED PREMISES FOR AT LEAST THE SUM OF DOLLARS, AND IN CASE THE SAID PROPERTY IS DESTROYED BY FIRE, THE SAID PARTIES OF THE FIRST PART HEREBY AGREE TO SAVE THE SAID PART... OF THE SECOND PART FREE FROM LOSS BY REASON THEREOF.

IN WITNESS WHEREOF, THAT SAID PARTIES OF THE FIRST PART HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS THE DAY AND YEAR IN THIS INDENTURE FIRST ABOVE WRITTEN.

JOHN A. KEEFE (SEAL)

ANNA KEEFE (SEAL)

STATE OF MONTANA, }
COUNTY OF SILVER BOW. } ss.

ON THIS 4TH DAY OF DECEMBER NINETEEN HUNDRED AND TWENTY-THREE BEFORE ME CHAS. S. PASSMORE A NOTARY PUBLIC FOR THE STATE OF MONTANA, RESIDING AT BUTTE MONTANA, PERSONALLY APPEARED JOHN A. KEEFE AND ANNA KEEFE, HIS WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.