

The lien of this mortgage shall also extend to and shall cover any future interest that the mortgagors may acquire in the said real property, and also all future, equipment, appurtenances, or fixtures, attached to or becoming a part thereof, as such equipment and appurtenances are hereinafter described.

The debt secured by this mortgage, is in the principal sum of \$900.00, payable in certain installments, all in accordance with the terms and conditions of one certain promissory note evidencing this debt, which note is of even date with this mortgage, and is made, executed and delivered by the mortgagors to the mortgagee, concurrently with this mortgage, and as a part of this contract.

Also this mortgage lien shall continue in force and exist as security for any and all other advances which may hereafter be made by the mortgagee to the mortgagor, and shall continue in force and exist as security for any debt now owing, or hereafter to become owing, by the mortgagor, to the mortgagee.

The mortgagor covenants that he is the owner of the above described premises; that the same are now clear of incumbrance; that he will keep the buildings and other destructible property covered by this mortgage, insured against loss by fire, in a sum at least equal to the mortgagee's appraised value thereof, such insurance contract shall be issued by a responsible insurance company, and the policy evidencing the same shall be delivered into the possession of the mortgagee; that he will pay promptly all premiums on such insurance; and that he will pay promptly and before delinquency, any and all installments of taxes, special assessments and other governmental levies, which may hereafter be levied against or become a lien upon this mortgaged property; that he will keep the buildings and appurtenances on the said property in a good state of repair, all to the effect that the value of the said property shall not be impaired during the life of this mortgage.

The mortgagor further covenants and agrees that any and all electric wiring, furnace and heating systems, including water heaters, burners, fuel storage bins and tanks; the plumbing, ventilating, water and irrigation systems, the screens and screen doors, built in mirrors, cupboard, cabinets, and other things of like or similar character, and all trees and garden shrubs, shall be considered as, and in the case of foreclosure of this mortgage, adjudicated to be, fixtures, and a part of the mortgaged property, and shall pass to the purchaser at any execution sale resulting from a foreclosure of this mortgage, and in the absence of foreclosure, and during the life of this mortgage, none of such items shall be removed, nor their value in any way impaired, by the mortgagor or his successor.

The mortgagor further covenants and agrees that the loan secured by this mortgage is made upon the personal character and integrity of the mortgagor, as well as upon the security offered, and that therefore he will not convey this mortgaged property, or any interest therein, without the consent of the mortgagee, and if any such consent is given, and any such conveyance made, the purchaser or grantee will, personally, assume and agree to pay this debt.

Now if the mortgagor shall fail to pay any installment of principal or interest upon this debt, or should he fail to perform strictly any other covenant or condition of this mortgage, or of the note evidencing the debt secured hereby, then, at the election of the mortgagee, the whole debt secured hereby shall become immediately due and payable; and this mortgage may be immediately foreclosed, and the property covered by this mortgage may be sold as provided by law, or if the mortgagor shall fail to pay any installment of taxes, special assessments, or other governmental levies, that may become due, or if he shall fail to purchase and pay the premium on any policy of insurance, required by this contract, then the mortgagee may pay or advance such sums as may be necessary to pay such tax assessment,