

to-wit:

Beginning at a point where the northerly line of State Highway No. 8 intersects the southerly line of the Southwest quarter of the Northeast quarter of Section 34, Twp. 2 N. R. 6 E. W. M., thence turning an angle northwesterly and running on a course having an angle of 58° 30' with the northern line of State Highway No. 8 a distance of 100 feet thence in a northeasterly direction along the westerly side of an old abandoned county road a distance of 200 feet to a point which is 172 feet distant northwesterly from a point on said State Highway No. 8 which is North 58° 01' East 200 feet from the initial point, thence southeasterly 172 feet to the above mentioned point on State Highway No. 8 thence South 58° 01' West a distant of 200 feet to the point of beginning.

and all interest or estate therein that the mortgagors may hereafter acquire, together with the appurtenances and all awnings, window shades, screens, mantles, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus, furnace and heating systems, water heaters, burners, fuel storage bins and tanks and irrigation systems, and all built-in mirrors and cupboards and cabinets, and all trees, gardens and shrubbery, and other like things and matters, and other fixtures whether now or hereafter belonging to or used in the enjoyment of the said property, all of which shall be construed as a part of the realty,

All to secure the payment of the sum of Thirty Five Hundred and No/100 (\$3500.00) Dollars, with interest thereon, and payable in monthly installments of \$34.15 each month, beginning on the 15th day of January, 1948, and payable on the 15th day of each month thereafter, according to the terms and conditions of one certain promissory note bearing even date herewith, and this mortgage lien shall continue in force as security for any advances made by the mortgagee to mortgagor.

The mortgagors hereby (jointly and severally if more than one) covenant and agree with the Mortgagee as follows: That the Mortgagors have a valid, unincumbered title in fee simple to said premises, and will warrant and forever defend the same against the lawful claims and demands of all person whomsoever.

That the Mortgagors will during the continuance of this mortgage, permit no waste or strip of the mortgaged premises.

That the Mortgagors will pay said promissory note according to its terms. Should the Mortgagors fail to pay any installment of principal or interest provided for in said note, or any sum due under this mortgage, or breach any covenant or agreement herein contained, then the entire debt secured by this mortgage shall, at the election of the Mortgagee, become immediately due and payable. Should the Mortgagors fail to pay any sum which they are required to pay, the Mortgagee may, without waiver of any remedy hereunder for such breach, make full or partial payment thereof, and the amount so paid with interest thereon at 10% per annum shall become immediately payable to the Mortgagee and shall be secured by this mortgage. Any payments made by the Mortgagors upon the indebtedness secured by this mortgage may be applied as the Mortgagee may elect either upon the amount which may be due upon said promissory note or upon any amount which may be due under the provisions of this mortgage.

That the Mortgagors will keep all buildings thereon continuously insured against loss or damage by fire and such other hazards as the Mortgagee may specify to the extent of the amount due hereunder, in some responsible insurance company or companies satisfactory to the Mortgagee and for the protection of the latter, and that the Mortgagors will cause all insurance policies to be suitably endorsed and delivered to the Mortgagee, together with receipts showing payment of all premiums due therefor, and that the Mortgagors will keep no insurance on said building other than as stated herein. That it shall be optional with the Mortgagee to name the company or companies and the agents thereof by which the insurance shall be written, and to refuse acceptance of any policy offered, and to surrender and cause to be cancelled