

to the line dividing said lot 5 from said Cincinnati Avenue, thence southeasterly on the line, dividing said lots 4 and 5 from said Cincinnati Avenue $37\frac{1}{2}$ feet more or less to the place of beginning

To Have and To Hold the same together with the appurtenances thereto ^{now or hereafter} belonging unto the said mortgagee forever. And said mortgagors covenant with said mortgagee as follows: That they are lawfully seized of said premises in fee simple; that they have good right to convey the same as above conveyed; that said premises are free from all liens and incumbrances; that said mortgagee shall have and enjoy a quiet and peaceable possession of the same and that said mortgagors will warrant and defend the title of the same against all lawful claimants.

Provided Nevertheless that if the said mortgagors shall pay, or cause to be paid to the said mortgagee the full sum of Two Thousand and Sixteen Dollars (\$2016⁰⁰) in installments of not less than sixteen dollars (\$16⁰⁰) each on the first of each ^{month} ~~year~~ beginning with the first day of August 1917, which said payments the mortgagors hereby undertake and agree to make until the full sum of Two Thousand Sixteen Dollars (\$2016⁰⁰) shall have been paid according to the conditions herein contained, a promissory note of even date herewith executed by said mortgagors to said mortgagee for said sum. Said mortgagors original obligation was \$2716 upon which they have paid prior to the date hereof \$700, leaving the balance \$2016⁰⁰ and until such payment shall be made and performed each and all the covenants herein contained then this deed shall be null and void, otherwise to remain in full force and effect.

Said mortgagors further covenant with said mortgagee that during the continuance of this mortgage and until all obligations hereunder are discharged they will keep the improvements on said premises unceasingly insured against loss by fire in such form and policies and in such company or companies as said mortgagee shall select for at least the sum of Two Thousand ^{and} \$2000⁰⁰; that an insurance written during said term upon said improvements shall