

TO HAVE AND TO HOLD THE SAME, together with all rents and profits therefrom, and with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all rights of homestead exemption unto the said party of the second part, and to its successors and assigns forever. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances; that they have a good right and authority to convey and encumber the same; and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its successors and assigns forever, against the claims of all persons whomsoever.

This conveyance is intended as a mortgage and is given as security for the performance of the covenants herein, and the payment to said Gam Brothers Company, its successors or assigns of the principal sum of Forty-six Hundred dollars, payable as follows:

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|------------------------------------|-------------------------------------|
| \$150. on the 1st day of Feb. 1923 | \$150 on the 1st day of Aug. 1923. |
| 150 on the 1st day of Feb. 1924 | 150 on the 1st day of Aug. 1924 |
| 150 on the 1st day of Feb. 1925 | 150 on the 1st day of Aug. 1925 |
| 150 on the 1st day of Feb. 1926 | 150 on the 1st day of Aug. 1926 |
| 150 on the 1st day of Feb. 1927 | |
| | 3,250. on the 1st day of Aug. 1927. |

according to the terms and conditions of the one promissory note made and executed by Grace E. Winterringer and Clarence O. Winterringer parties of the first part, bearing date herewith, with interest from date at the rate of seven per cent, per annum, payable semi-annually and with interest after maturity at the rate of ten per cent per annum, as provided in said notes.

And it is further agreed and understood that this mortgage secures the payment of all renewal, principal or interest notes that may hereafter be given in the event of any extension of time for the payment of said principal debt, to evidence said principal or interest upon the same during the said time of extension.

IT IS HEREBY AGREED that all covenants and stipulations in these presents contained shall bind the heirs, executors, administrators and assigns of the mortgagor and shall inure to the benefit of and be available to the successors and assigns of the mortgagee.

It is further agreed that granting any extension or extensions of time of payment of said note either to the makers or to any other person, or taking of other or additional security for payment thereof, or waiver of or failure to exercise any right, to mature the whole debt under any covenant or stipulation herein contained shall not in anywise affect this mortgage nor the rights of the mortgagee hereunder, nor operate as a release from any personal liability upon said note nor under any covenant or stipulation herein contained. And further the mortgagors do hereby expressly covenant, stipulate and agree as follows:

FIRST. To pay the above recited debt and interest thereon when and as the same shall become due whether in course or under any covenant or stipulation herein contained.

SECOND. Until said debt and all other sums hereby secured are fully paid, to keep the buildings and improvements on said premises constantly insured against loss by fire, lightning and widstorm, in Companies satisfactory to the mortgagee for at least Seventy Five Hundred dollars and all policies of insurance of whatsoever nature and whatsoever amount taken out on the same constantly assigned and pledged to and deposited with the mortgagee as collateral and additional security for the payment of said debt, interest, and all sums secured hereb, with subrogation clause