

With all improvements thereon and appurtenances thereto belonging, and warrant the title to the same. .

This mortgage is given to secure the principal sum of THIRTY-FOUR THOUSAND ONE HUNDRED SEVENTY-TWO & 80/100 (\$34,172.80) Dollars, with interest thereon at the rate of Six per cent per annum payable semi-annually from the 10th. day of September, 1922, according to the terms of Twenty-one (21) promissory notes, one of said notes however bears interests from its maturity only as hereinafter set forth, said notes being described as follows;

A series of Nineteen (19) notes each and all dated the 10th day of September, 1922, made and signed by the said mortgagor, Ira L. Reeves, payable to the order of the above named mortgagee Charles Page, each and all of said series of notes being for the principal sum of Four Hundred (\$400.00) Dollars each, one of said series of notes becomes due and payable on the 10th. day of October, 1922, and one of said series of notes becomes due and payable on the 10th. day of each and every month thereafter till said series of notes shall have been paid, each and all of said notes bear interest at the rate of six per cent per annum from the 10th. day of September, 1922, due and payable semi-annually, from said last named date.

One note for the principal sum of ONE THOUSAND TWELVE & 80/100 (\$1,012.80) Dollars, dated the 10th. day of September, 1922, made and signed by the above named mortgagor Ira L. Reeves, due and payable to the above named mortgagee, Charles Page, or order, on the 10th. day of November, 1922, with interest at six per cent per annum from and after the maturity thereof untill paid.

One note for the principal sum of TWENTY-FIVE THOUSAND FIVE HUNDRED SIXTY & No/100 (\$25,560.00) made and signed by the above named mortgagor Ira L. Reeves, dated the 10th. day of September, 1922, due and payable to the said mortgagee, Charles Page, or order, on the first day of May, 1924 with interest from the 10th. day of September, 1922 at six per cent per annum, untill paid, said interest due and payable semi-annually from the 10th. day of September, 1922.

PROVIDED ALWAYS, and this instrument is made, executed and delivered upon the following conditions, to-wit: That said first party hereby covenants and agrees to pay all taxes and assessments levied and assessed on said real estate and premises, when the same are due each year, to keep all buildings and improvements on said premises at all times in proper repair and not to alter or remove same without consent of the second party and not to commit waste or allow waste to be committed on said premises.

It is further expressly agreed by and between the parties hereto that the first party shall keep said buildings and improvements on said premises insured for the benefit of the second party against loss by fire and tornado, for not less than \$12,000.00 in companies satisfactory to said second party, and all policies and renewal receipts shall be delivered to said second party.

It is further expressly agreed by and between the parties hereto that the said second party may pay any taxes and assessments levied or assessed against said premises, insurance upon said buildings and improvements and any other sum or sums necessary to protect the party of the second part, or his assigns, and recover the same from the first party with ten per cent interest, and every such payment is hereby secured.

It is further expressly agreed by and between the parties hereto that upon the failure of the party of the first part to pay when due, any note or notes, or any sum, principal or interest, hereby secured, or any tax or assessment herein mentioned, or to comply with any of the requirements herein set forth, or upon any waste upon said premises, or any removal or destruction of any building or other improvements on said pre-