

COMPARED

perfect said title in me, for certifying to the purchaser of said loan that the title to said land is vested in me in fee simple and that the mortgage securing said loan is a first lien on said land, for guaranteeing that my title to said land is merchantable; for guaranteeing the prompt payment of said loan and the interest thereon at maturity if necessary in its judgment to do so in order to procure the money for me; for notifying me and future owners of said land, without obligation, or liability to do so, when the interest and principal on said loan shall mature; for collecting the interest and principal on said loan at maturity from me or anyone to whom I may sell the said security, without incurring any obligation or liability on its part because of its failure or inability to do so, for remitting the interest and principal to the owners of said loan in New York exchange, and for making an annual investigation as to whether or not the taxes are paid on said land and for reporting the same to the holder of the loan.

CONSIDERATION

The said consideration, a total aggregate of \$205.00 shall be payable \$205.00 in cash, and be deducted from the proceeds of my said loan,

And I hereby authorize and empower my said Agent, its successors or assigns, to pay to the holders thereof the sums due or demanded on all mortgages, liens incumbrances, leases, judgments, adverse titles, pending suits, costs and attorneys fees, which are of record, either against any portion of said above lands or against any present or previous owner of the same; all taxes assessed against the above described lands, or any part thereof, all personal taxes assessed against me, or against any previous owner of above described lands; and for all such sums so paid to perfect and complete the title to the above described property in me, my said Agent shall be subrogated to all of the rights, privileges and benefits had, held and enjoyed by the prior owners and holders of the same.

I hereby further agree to pay for and obtain, valid Fire and Tornado Insurance duly assigned to the lender herein, each for \$ none insurance upon the buildings upon the land herein described, for the full term of this loan, and to pay for any unpaid premiums in connection with said insurance, and for any and all renewals of said insurance, and in addition to the above to pay off and discharge all and every incumbrance of whatever kind or nature, deemed by my said agent to be a lien or cloud upon the title to the above described land, and to deduct the required amount to pay all of the above payments at the price demanded by the holders, or collectors of such payments, together with all interest, and costs on said amount from the proceeds of the loan herein contracted for.

I further agree, that from the proceeds of above loan, my said Agent may deduct, and charge to the account of said loan, the expense of a complete abstract of title to the land herein described, and also the expense of procuring, and recording each and every instrument deemed by my said Agent necessary to clear the title and to perfect, absolutely, said title in myself, and to pay for the recording of all mortgages and other papers in connection with my said loan.

And I hereby agree that if said loan cannot be made by reason of defect, or irregularities in my title, of any sort, or kind, or by reason of my failure, inability, or refusal to remove any, and all, incumbrances or clouds against the title to said land, to the entire satisfaction of my said agent, or if for any reason I am unable, or refuse to complete the said loan herein contracted for, then I agree to pay my said agent, or its assigns, the compensation above specified, together with all sums expended or contracted on my account to perfect and complete my title to the above lands, and all recording and abstracting expense, said sums to be due to my said agent immediately upon my refusal, or inability, to complete said loan finally as herein contracted for, and as security for the payment of any and all sums of money to which my said agent may be entitled under this contract, I hereby pledge