

Two Hundred and No/100 Dollars (\$200.00) on the first day of May, A. D. 1927; ~~COMPANY~~
 Two Hundred and No/100 Dollars (\$200.00) on the first day of May, A. D. 1928;
 and the balance of Thirty-two Hundred Dollars (\$3,200.00) on the first day of May, A. D. 1929;
 all payable at the office of the mortgagee, bearing interest after maturity at the rate of
 ten (10) per cent per annum, payable semi-annually; and this mortgage shall also secure the pay-
 ment of any renewals of said indebtedness.

Said mortgagors agree to insure the buildings on said premises against loss by
 fire, tornado, lightning, explosion or riot in the sum of \$6500.00 for the benefit of the
 mortgagee and maintain such insurance during the existence of this mortgage. All policies
 taken out or issued on the property, even though the aggregate exceeds the amount of this
 mortgage, shall be assigned to the mortgagee as additional security and in case of loss under
 any policy the mortgagee may collect all moneys payable and receivable thereon and apply the
 same to the payment of the indebtedness hereby secured or may elect to have the building repair-
 ed or replaced. In case of failure, neglect or refusal to procure and maintain such insurance
 or to deliver the policies to the mortgagee herein, the mortgagee may, at its option, without
 notice, insure or reinsure the improvements on said real estate and the amounts of premiums
 paid therefor shall be secured hereby and shall be deemed immediately due and payable to mort-
 gagee and shall bear interest until paid at 10% per annum from date of such payment.

Said mortgagors agree to pay all taxes and assessments lawfully assessed on said
 premises before delinquent and shall satisfy and discharge any and all liens, charges or incum-
 brances upon said property which are, or may become, prior claims over the lien of this mort-
 gage and in case such discharge and satisfaction shall not be promptly made when due or paya-
 ble, then mortgagee may satisfy or pay such liens, charges or incumbrances. All payments
 brought about by litigation or otherwise, and all amounts so expended or paid shall bear in-
 terest at 10% per annum from payment until reimbursement is made and shall be additional
 liens upon said property and secured by this mortgage.

It is further understood and agreed that during the term of this mortgage all
 buildings, fences, sidewalks and other improvements on said property shall be kept by mortgagors
 in as good state of repair as the same are at the present time and that no waste shall be per-
 mitted, that the premises shall not be used for any illegal or disreputable business or used
 for a purpose which will injure or render said premises unfit or less desirable for their pre-
 sent uses and purposes; that no unnecessary accumulation of combustible material shall be per-
 mitted on the premises; that all fixtures now installed or which may hereafter be installed
 in or about the improvements on said premises shall be kept in a good state of repair so that
 the same will be useful and suitable for the purposes for which they have been or may be
 installed and so that damage will not result to the improvements or any portion thereof from
 a failure to maintain such fixtures in proper repair, and in case any damage should result
 from any cause proper and suitable repairs will be immediately done and installed so that the
 improvements on said premises will be maintained in at least as good condition as the same
 are at the present time, ordinary wear and tear excepted.

As additional and collateral security for the payment of the note or notes hereinbe-
 fore described and all sums to become due under this mortgage, said mortgagor hereby assigns
 to the said mortgagee, its successors and assigns, all the rents, profits revenues, rights
 and benefits accruing to said mortgagor under all leases on said premises at the date of the
 execution of this mortgage or that may be given or placed thereon, or any part thereof, dur-
 ing the time this mortgage or any renewal thereof shall remain in force and effect, with the
 right to receive the same and apply them to said indebtedness after default in any of the
 conditions of this mortgage, and the said mortgagee is authorized to execute and deliver to