

all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise 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 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 The Pioneer Mortgage Company, its successors or assigns, the principal sum of ten thousand (\$10,000.00) dollars, according to the terms and conditions of the one promissory note made and executed by Malcolm L. McCune, and Elizabeth G. McCune, his wife, parties of the first part bearing even date herewith, payable in semi-annual installments of \$300.00 each on the first day of April and October in each year, beginning April first, 1925, up to and including October first, 1939, on which date the remaining unpaid amount of the principal of said note shall be due and payable, with interest upon said principal sum from date thereof until maturity at the rate of even per cent per annum, payable semi-annually, on the first day of April and October, in each year and interest at the rate of ten per cent per annum after maturity on principal ^{and on interest} not paid when due; whether the same become due according to the terms of said note or by reason of default in payment of principal or interest.

And it is hereby 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 the 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 thereof, or 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, its successors or assigns hereunder nor operate as a release from any personal liability upon said note or 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 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 ^{loss by} against fire, lightning and windstorm, in Companies and in a manner satisfactory to the mortgagee, its successors or assigns, for their full insurable value, and all policies of insurance or whatsoever nature and whatever amount taken out on the same constantly assigned and pledged to and deposited with the mortgagee, its successors or assigns as collateral and additional security for the payment of said debt, interest, and all sums secured hereby, with subrogation clause satisfactory to the mortgagee, its successors or assigns, attached to such policy or policies, with loss, if any payable to said mortgagee, its successors or