

Beginning at the North westerly corner of said Lot One (1) Thence in a North Easterly direction along the northerly line of said Lot, One hundred and forty (140) feet: thence ~~at~~ right angles in a south Easterly direction fifty (50) feet; Thence at right angles in a South Westerly direction, One hundred and forty (140) feet and parallel to northerly line of said lot to the westerly line of said lot on Wgin avenue; thence in a north westerly direction fifty (50) feet along the westerly line of said lot to beginning.

According to the official plat and survey thereof approved by the secretary of the Interior of the United States.

TO HAVE AND TO HOLD the same unto the said party of the second part his heirs and assigns forever, with all the privileges and appurtenances thereunto belonging.

And the said parties of the first part for themselves and their heirs, exēcutors, administrators, and assigns covenant with the said party of the second part that at the delivery hereof they are lawfully seized and possessed of an absolute and indefeasible estate of inheritance in fee simple in and to said real estate; that the same is free and clear of all incumbrances what soever and that they have a good right to sell and convey the same to the said party of the second part and that they will and their heirs exēcutors and administrators shall forever warrant and defend the title to said real estate unto the said party of the second part his heirs and assigns against all lawful claims and demands whatever.

And the said Martha V. Wrickston wife of the said Frederick W. Wrickston for said consideration does hereby release, relinquish and quit-claim transfer and convey unto the said party of the second part his heirs and assigns all her right, claim or possibility of power and Homestead in or to said real estate forever.

THE FOREGOING CONVEYANCE IS ON CONDITION: That, whereas the said parties of the first part are justly indebted to and the said party of the second part in the sum of one thousand dollars for borrowed money evidenced by 5 certain promissary notes of even date herewith, drawing interest at the rate of six per cent per annum until paid; payable semi-annually on the first day of June and December

now if the said parties of the first part shall pay or cause to be paid said notes and the interest thereon according to the tenor and effect thereof, and do and perform all and every other covenant and agreement herein, then this instrument shall be null and void, otherwise to remain in full force and effect.

AND IT IS FURTHER AGREED by the said first parties hereto that during the continuance in force of the instrument they shall pay all taxes and assessments as, and at the time, required by law and keep the buildings on said real estate, insured against loss by fire and tornado in some approved company in a sum not less than \$1200 and 1000 respectively with loss, if any, payable to said party of the second part his heirs or assigns, as his interest may appear.

And it is further stipulated, that in case the said parties of the first part shall make default in payment of the taxes or assessments against said real estate, as and at the times required by law, or of keeping said buildings insured, as aforesaid, then the said second party, or its legal representative may pay such taxes, assessments and insurance, and the amount so expended therefor, with interest at the rate of 8 per cent from date of such expenditure until paid, shall be considered as a part of the repayment of the loan is intended to be hereby secured.

It is further agreed that should a petition be filed to foreclose this mortgage, said

There is no other indebtedness and all of the within mortgage, and same is hereby released.

Co. White
7/23/18
County Clerk