

with the appurtenances and all the estate, title and interest of the said part ~~less~~ of the first part therein.

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 above-mentioned land, and set up no good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

#### **18. Exemption**

and that they will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the parcels of the first part shall at all times during the life of this Indenture, pay all taxes and assessments that may be levied or assessed against said real estate when the same becomes due and payable, and that they will repair the buildings upon said real estate insured against fire and tornado in such manner and by such insurance company as shall be specified and arranged by the party of the second part, the loss, if any, made payable to the party of the second part to the extent of 15%, and in the event that said party of the first part shall fail to pay, such taxes when the same become due and payable or to keep said property insured as herein provided, then the party of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of 10% from the date of payment until fully paid.

THE GRANT is intended as a mortgage to secure the payment of the sum of  
**THIRTY ONE MILLION & no/100** \* \* \* \* \* DOLLARS,

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 18<sup>th</sup> day of August 19<sup>56</sup>, and by the terms made payable to the part y of the second party with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sum of money advanced by the said party of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event

any and all debts... of its first port shall fall to pay the same as provided in this Indenture.

This Indenture shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged.

This Indenture shall be void if any part thereof or any collateral created thereby, or interest therein, or if the taxes on said real property become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said property are destroyed, or if any part thereof is taken away, or if any part thereof is committed on solid promises, then this consequence shall become absolute and irrevocable, and the holder of this Indenture shall have all the rights and remedies provided for in said written obligation, for the security of which this Indenture is given, and the holder of this Indenture may sue upon the same, at the option of the holder hereof, without notice, and it shall be lawful for

**The Agents or Managers**—to take possession of the said premises and all the improvements thereon, and to have and to receive appointed to collect the rents and benefits accruing therefrom, and to receive and pay over to me, and to my heirs and successors, in trust, the sum of £100 per annum, and interest, together with the costs and charges incident thereto, and the overheads, if any there be,

making such sale, on demand, to the first part. 2000.  
The holders of the notes shall have the same rights and powers, and be entitled to, and be obligatory upon the heirs, executors, administrators, personal representatives, successors and assigns of the persons entitled thereto.

the part... of the first part he... has sumo set... their hand... and seal... the day and year

*R. L. Alexander* (SEAL)  
*John T. Alexander* (SEAL)  
*William C. Alexander* (SEAL)  
*W. H. Alexander* (SEAL)

{ 5.

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_

20. It is my witness, That on the 15th day of August, A. D. 1956  
before me, a Notary Public, in the Waukesha County and State  
comes Robert B. Alexander and Vivian C. Alexander, his

is not personally known to be the usual person... who executed the foregoing instrument and duly acknowledge the execution of the same.

... have been selected my name, and affixed my official seal on the day and

Howard Wiseman

*Harold G. Beck*      *Mr. Daniels*