the appurtenances and all the estate, title and interest of the said part 1ES of the first part therein.

The said parties of the first part do hereby covenant and agree that at the delivery hereof they the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances,

No exceptions

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 part 1ES of the first part shall at all times during the life of this indenture, pay all taxes and assessments and may be levied or assessed against said real estate when the same becomes due and payable, and that they will keep the buildings, now and said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and approved by the party Y of the second part, the loss, if any, made payable to the party Y of the second part to the extent of its interest, and that said part 1ES of the first part shall fail to pay such taxes when the same become due and payable or to keep said insurance in force as herein provided, then the party Y of the second part may pay said taxes and insurance, or either, and the amount so paid by the party of the second part shall be a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of 10% from the date of payment

This instrument is intended as a mortgage to secure the payment of the sum of

Twenty & no/100 DOLLARS,

evidenced by a certain written obligation for the payment of said sum of money, executed on the 7th day of September, A. D. 19 58, and by its terms made payable to the party Y of the second part, according to the tenor of said obligation and also to secure any sum or sums of money advanced by the party of the second part for the purpose of or to discharge any taxes and interest thereon as herein provided, in the event the said party of the first part fail to pay the same as provided in this indenture.

[illegible]

[illegible]

[illegible]