

with the appurtenances and all the estate, title and interest of the said parties 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 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 100 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 have the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and directed by the part 100 of the second part, the loss, if any, made payable to the part 100 of the second part to the extent of the loss. And in the event that said part 100 of the first part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the part 100 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 repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Eighteen Hundred and No/100 DOLLARS.

According to the terms of a certain written obligation for the payment of said sum of money, executed on the 25th day of August, 1956, and by its terms made payable to the part 100 of the second part with all interest, according to the terms of said obligation and also to secure any sum or sums of money advanced by the part 100 of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event the said part 100 of the first part shall fail to pay the same as provided in this indenture.

It is further agreed that if such payments be made as herein specified, and the obligation contained therein fully discharged, it shall be void in each payment or any part thereof or any obligation created thereby, or interest thereon, or if the taxes on said real estate be paid when the same become due and payable, or if the insurance is not kept up as provided herein, or if the buildings on said premises are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute and the part 100 of the second part shall have the same effect as if the obligation provided for in said written obligation for the security of which this indenture is made, had been fully paid and become due and payable at the date of the holder hereof, without notice, and it shall be lawful for the part 100 of the second part

to take possession of the said premises and all the improvements thereon, and to have a receiver appointed to collect the rents and benefits accruing therefrom, and to have the same applied to the payment of principal and interest, together with the costs and charges incident thereto, and the surplus, if any there be, shall be paid by the part 100 of the second part, on demand, to the first part 100.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation therein contained, and all covenants, conditions, stipulations, shall extend and bind to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and assigns of the respective parties hereto.

In witness whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Rosa Jane Fowler (SEAL)
Rosa Jane Fowler
Allen Fowler (SEAL)
Allen Fowler (SEAL)
Allen Fowler (SEAL)

STATE OF Illinois
COUNTY OF DeKalb

BE IT REMEMBERED, That on this 25th day of August, A. D. 1956
before me, a Notary Public in the aforesaid County and State
came Rosa Jane Fowler and Allen Fowler

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

September 18, 1958

Notary Public

WITNESSES

Attest; Howard

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November
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