

to pay such taxes when the same become due and payable or to keep said premises 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 repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of TWENTY-SEVEN THOUSAND AND NO/100 DOLLARS, according to the terms of a certain written obligation for the payment of said sum of money, executed on the 7th day of August, 1957, and by its terms made payable to the party of the second part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sums 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 that said parties of the first part shall fail to pay the same as provided in this indenture.

Parties of the first part will promptly notify in writing the holder of the note, of the acquisition subsequent to the date of the note, of land, buildings, equipment, fixtures and furniture hereafter acquired by them, to be hypothecated; and shall set forth in such notice a description, the cost and quantity of all such property so acquired. All such after-acquired property shall forthwith become subject to the lien of any such hypothecation. Parties of the first part will at the request of the holder of the note promptly execute and deliver to such holder, at the expense of mortgagors, all instruments in form and substance satisfactory to counsel for the holder of the note, creating a valid first lien on such after-acquired property, whether supplemental instrument of hypothecation or otherwise.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or any part thereof or any obligation created thereby, or interest thereon, or if the taxes on said real estate are not 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 real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance