

estate when the same becomes due and payable, and that they will keep 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 party of the Second Part, the loss, if any, made payable to the party of the Second Part to the extent of its interest. And in the event that said parties 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 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 any sum or sums of money which may be advanced by the party of the Second Part or its assigns, on behalf of the parties of the First Part herein, pursuant to one written agreement this date executed by parties of the First Part and delivered to party of the Second Part, with interest on said advancements from the date of the advancement until paid; it being the intention of the parties hereto that this mortgage shall secure any such advancements made from time to time by the party of the Second Part on behalf of the parties of the First Part under the terms of said written agreement, however extended, whether by note, check, receipt, or book account, and to remain in full force and effect between the parties hereto or assigns, until all advancements made by virtue hereof are paid in full with interest; and this conveyance shall be void if such payments be made as herein specified.

But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or the insurance is not kept up thereon, this conveyance shall become absolute and the whole amount shall be due and payable and it shall be lawful for the party of the Second Part, its successors and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all the moneys arising from such sales to retain the amount then due for the principal and interest, together with the costs and charges of making such sale and the