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or cause to be paid prior to final payment hereunder on the part of first parties, 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 parties 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 keep the buildings upon said real estate insured against fire and tornado in such sum not less than the unpaid balance due hereunder and the loss, if any, made payable to the parties of the second part to the extent of their interest herein. 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 parties 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 ten percent (10%) from the date of payment until fully repaid.

This grant is intended as a mortgage to secure the payment of the sum of Thirteen Thousand Two Hundred and no/100 (\$13,200.00) Dollars, according to the terms of a certain written obligation for the payment of said sum of money, executed on the 23rd day of December, 19 57, and by its terms made payable to the parties 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 parties 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.