

This mortgage is given to secure the payment of the sum of \$ 5,700.00 , with interest, evidenced by two promissory notes executed to the mortgages, one note being dated April 21 , 1954, and for the sum of \$ 4,000. , bearing interest at the rate of 4 per cent per annum, and the other note being of even date herewith, and for the sum of \$ 2,200.00 , bearing interest at the rate of 5 per cent per annum, the principal of said notes with interest being payable on the amortization plan in installments, the last installment being due and payable on the first day of June , 1991, defaulted payments on both of said notes shall bear interest at the rate of 6 per cent per annum.

Mortgagor hereby covenants and agrees with mortgagee as follows:

1. To be now lawfully seized of the fee simple title full of said above described real estate; to have good right to sell and convey the same; that the same is free from all encumbrances; and to warrant and defend the title thereto against the lawful claims or demands of all persons whomsoever.
2. To pay when due all payments provided for in the note(s) secured hereby.
3. To pay when due all taxes, liens, judgments, or assessments which may be lawfully assessed or levied against the property herein mortgaged.
4. To insure and keep insured buildings and other improvements now on, or which may hereafter be placed on, said premises, against loss or damage by fire and/or tornado, in companies and amounts satisfactory to mortgagee, any policy evidencing such insurance to be deposited with, and loss thereunder to be payable to, mortgagee as its interest may appear. At the option of mortgagor, and subject to general regulations of the Farm Credit Administration, sums so received by mortgagee may be used to pay for reconstruction of the destroyed improvement(s); or, if not so applied may, at the option of mortgagee, be applied in payment of any indebtedness, matured or unmatured, secured by this mortgage.
5. To use the proceeds from the loan secured hereby solely for the purposes set forth in mortgagor's application for said loan.
6. Not to permit, either willfully or by neglect, any unreasonable depreciation in the value of said premises or the buildings and improvements situated thereon, but to keep the same in good repair at all times; not to remove or permit to be removed from said premises any buildings or improvements situated thereon; not to commit or suffer waste to be committed upon the premises; not to cut or remove any timber therefrom, or convert same, excepting as may be necessary for ordinary domestic purposes; and not to permit said real estate to be depreciated in value because of erosion, insufficient water supply or for inadequate or improper drainage or irrigation of said land.