

76781 BOOK 127

## MORTGAGE

LOAN NO. 470340

fifth day of May A. D., 1961

Mary L. Hayden, husband and wife,

Mortgagor, and ANCHOR SAVINGS ASSOCIATION, a corporation  
Mortgagee;

In consideration of the sum of Thirteen Thousand and No/100

by these presents mortgage and warrant unto the Mortgagee, its suc-  
scribed real estate, situated in the County of Douglas

point 990.25 feet East and 603.28 feet South of  
East Quarter of Section 8, Township 13, Range 20,  
center line of Anderson Road 240 feet; thence East  
Drive 162 feet; thence South parallel with  
center line of India Drive; thence West on center line  
of beginning, also known as Lot Four in Anderson

together with all and singular the tenements, hereditaments and appurtenances, and profits thereof; and also all apparatus, machinery, fixtures, cabinets, sinks, furnaces, heaters, ranges, mantels, light fixtures, refrigerators, storm doors, awnings, blinds and all other fixtures of whatever placed in the building now or hereafter standing on the said real estate, situate erected or placed in or upon the said real estate or attached to or used pipes or fixtures therein for the purpose of heating, lighting, or as a pertaining to the present or future use or improvement of the said premises or chattels have or would become part of the said real estate by annexation, machinery, chattels and fixtures shall be considered as annexed by this mortgage; and also all the estate, right, title and interest of the mortgagor in the above described premises, together with the undivided one-half share of the same owned jointly by him and his wife.

IN WITNESS WHEREOF I have hereunto set my hand and seal at New York City, New York, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_

e Mortgagee that at the delivery hereof he is the lawful owner of the and indefensible estate of inheritance therein, free and clear of all encum- title thereto forever against the claims and demands of all persons

executed and delivered to secure the payment of the sum of Thirteen  
DOLLARS, with interest thereon and such charges and  
under the terms and conditions of the promissory note of even date here-  
the mortgagee, the terms of which are incorporated herein by this refer-  
the performance of all of the terms and conditions contained in

tries hereto that any mortgage shall also secure in addition to the said mortgagor, or any of them or their successors in title, by the said mortgagor, or any of them or their successors in title, in addition to the amount above stated which the said mortgagor, or any of them or their successors in title, shall from time to time advance, whether by note, book account or otherwise. This mortgage shall also secure the said mortgagor, or any of them or their successors in title, and their heirs, personal representatives, successors and assigns, until advances are paid in full with interest; and upon the maturing of any such additional loans shall at the same time and for the same time as the said mortgage shall be payable, the said mortgage shall bear ten per cent interest and be collectible out of the proceeds of sale through

ions have been commenced and have not been completed more than four  
ill receive the proceeds of this loan as a trust fund to be applied first to  
d that the same will be so applied before using any part of the total for  
posed improvements, repairs, or alterations for a period of ten days or  
hout notice, declare said indebtedness due and payable or said mortgagee  
r for or proceed with the completion of said improvement, repairs, or  
ceeds of money due said mortgagor upon said loan and should the cost  
ations exceed the balance due said mortgagor by said mortgagee then  
gagor and shall bear interest at the same rate as principal indebtedness  
uch additional cost shall be repaid by said mortgagor to said mortgagee  
ents, repairs, or alterations; that said mortgagor, regardless of natural  
vements thereon at all times in good condition and repair; and upon  
said property and the improvements thereon at all times in good repair,  
assessments, abstract and recording fees, levies, liabilities, obligations,  
umbrance on said real property or to perform any other agreements, con-  
ed, the mortgagee may have such things done at mortgagor's cost and  
necessary thereunder.

shall be condemned or taken for public use under eminent domain, or in  
 11 public works or private acts, all damages and compensation paid therefor  
 12 shall be paid to the holder of the note and this mortgage, and shall be  
 13 in full satisfaction of the indebtedness due under said note and this mortgage.

and to defend suits at the expense of the mortgagee, in his name, or in damages, to uphold the lien of this mortgage, to preserve the mortgaged premises in which the mortgagee or mortgagee may be made a party or may be indebtedness, including actions brought by mortgagee against the mortgagor in an effort to prevent, to compromise, or to negotiate any such proposed action therewith or advanced by the mortgagee shall be repaid by mortgagee upon by the mortgagee, and, if such sums, with interest thereon at the rate of \_\_\_\_\_ per annum, the mortgagee may declare all of the indebtedness, including the sums so repaid, to be a lien on the premises hereinabove described, or, at the mortgagee's option, such sums shall become so much additional to the mortgagee's lien on the premises hereinabove described, and such shall be a lien to said additional extent on the premises hereinabove described, or accruing subsequent to the lien hereof, and such indebtedness shall be secured hereby and any subsequent modification agreements.

and expenses reasonably incurred or paid at any time by mortgagee, of mortgagor to perform or comply with the provisions in said note and hereby secured by this mortgage.