

that at the delivery hereof they are the lawful owner of the premises above granted, and seized of a good and Indefeasible estate of inheritance therein, free and clear of all Incumbrances. This grant is intended as a mortgage to secure the payment of Twenty Thousand Six Hundred and No/100 (\$20,600.00) Dollars, according to the terms of one certain promissory note this day executed and delivered by the said first parties to the said party of the second part of even date herewith payable in ten (10) years in equal semi-annual installments together with interest at the rate of five (5) per cent per annum on the unpaid balance and this conveyance shall be void if such payments be made as therein specified. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon for fire and extended coverage in the amount of \$10,000.00 naming both mortgagor and mortgagee, as their interests may appear, with proof thereof filed with mortgagee, then this conveyance shall become absolute, and the whole amount shall become due and payable, and It shall be lawful for the said party of the second part, his executors, administrators 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 sale to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand to said first parties, their heirs and assigns,

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and delivered in presence of

Thomas A. Buchanan (SEAL)

Thomas A. Buchanan (SEAL)

Ella Mae Buchanan (SEAL)

Ella Mae Buchanan (SEAL)