

This grant is intended as a mortgage to secure the payment of the sum of Fifty-one Thousand Two Hundred Nine and 42/100 Dollars (\$51,209.42) according to the terms of two (2) certain written obligations in the face amounts of \$36,000.00 and \$15,209.42, respectively, for the payment of said sum of money, executed on the 1st day of August,

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1963, and by their terms made payable to the party of the second part, its successors and assigns, with all interest accruing thereon according to the terms of said obligations and also to secure any sum or sums of money advanced by the said party of the second party, its successors and assigns, to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said party of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payments be made as herein specified, and the obligations contained therein fully discharged. If default be made in such payments or any part thereof or any obligation created thereby, or interest thereon, or if the taxes on said real estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligations, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder or holders, or either of them, hereof, without notice, and it shall be lawful for the said party of the second part, its successors and assigns, to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the party