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all incumbrances, and that it will warrant and defend the same against all parties making lawful claim thereto.

This grant is intended as a mortgage to secure the payment of the sum of \$68,118.00 according to the terms of one certain written obligation for the payment of said sum of money, executed on the 30th day of June, 1966, and by its terms made payable to the party 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 party 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 party of the first part shall fail to pay the same as provided in this indenture.

At such times during the period hereof party of the first part is in possession of said real estate, it will keep the improvements thereon insured in an amount equal to their fair market value.

And this conveyance shall be void if such payments be made as herein specified, and the obligation 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 party of the first part fails to pay taxes as thereby provided, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder hereof as therein provided, and it shall be lawful for the said party of the second part, her heirs 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