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delivered to secure the payment of the sum of One Hundred Sixty-Five Thousand and NO/100 (165,000.00) Dollars, with interest thereon and such charges and advances as may become due to the mortgagee under the terms and conditions of the promissory note of even date herewith, secured hereby, executed by mortgagors to the mortgagee, the terms of which are incorporated herein by this reference, payable as expressed in said note, and to secure the performance of all of the terms and conditions contained in said note.

It is the intention and agreement of the parties hereto that this mortgage shall also secure, in addition to the original indebtedness, any future advances made to said mortgagors, or any of them or their successors in title, by the mortgagee, and any and all indebtedness, in addition to the amount above stated, which the said mortgagors, or either of them, may owe to the mortgagee, however evidenced, whether by note, book account, or otherwise. This mortgage shall remain in full force and effect between the parties hereto, their successors, and assigns, until all amounts secured hereunder, including future advances, are paid in full with interest; and upon the maturing of the present indebtedness for any cause, the total debt on any such additional loans shall at the same time and for the same specified causes be considered matured, draw ten per cent interest, and be collectible out of the proceeds of sale through foreclosure or otherwise.

Said mortgagors hereby agree to pay all taxes and assessments levied upon said premises when the same are due, except as to assessments that where payment is being spread over a period of years, only the current installment is required to be paid and to further pay insurance premiums for the amount of insurance as may from time to time be reasonably required by said Lawrence Savings Association, and if not so paid the Association or the legal holder or holders of this mortgage may, upon 30 days written notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, assessments, or insurance