

It is agreed between the parties hereto that the Second Parties shall at all times during the life of this indenture, pay all taxes and assessments that may be levied or assessed against said real estate when the same becomes due and payable, and that Second Parties will keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and directed by the Third Party, the loss, if any, made payable to the Third Party to the extent of its interest. And in the event that said Second Parties shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the Third Party may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of ten (10) per cent from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of THIRTY-FIVE THOUSAND DOLLARS (\$35,000.00) according to the terms of one certain written obligation for the payment of said sum of money, executed by Second Parties on the 17th day of June, 1968, and by its terms made payable to the Third Party, 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 Third Party to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said Second Parties 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 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 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