115 TO SECURE (1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of Eighteen Thousand and no/100---- Dollars (\$ 18,000.00), which Note, together with interest thereon as therein provided, is payable in monthly installments of One Hundred Thirty-five and 23/100-----Dollars day of September (\$ 135.-23 .), commencing the first , 19 69 . which payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(2) any advances made by the Mortgage to the Mortgagor, or his successor in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage secure advances on account of said original Note together with such additional

advances, in a sum in excess of Eighteen Thousand and no/100----- Dollars (\$18,000.00), provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the Mortgage.

(3) the performance of all of the covenants and obligations of the Mortgager to the Mortgagee, as contained herein and in said Note. Upon transfer of title of the real estate mortgaged to secure this note the entire balance remaining due hereunder may, at the option of the mortgagee, be edeclared due and payable at once. THE MORTGAGOR COVENANTS:

THE MORTGAGEN COVENANTS:

In order to provide for the payment of taxes, assessments, is this indebtedness, I promise to pay monthly to the Mortgage twelfth of such items, which payments may, at the option of it is us own funds for the payment of such items; this bet carried credited to the unpaid balance of such items; this is creation it to pay said items as the same accure and become payable at 1 promise to pay the difference upon idemand. If such sum are secure this indebtedness. The Murtgagee is authorized to pa-, insurance premiums, and other annual charges upon the property in addition to the above payments a sum estimated to be equivalent to Mortragee. (a) to held by it and commingled with other sucled in a savings account and willdrawn by it to pay such items; or ed, provided there the Mortragee advances upon this obligation sum. If the monith estimated to be sufficient to pay said items is no are held or carried in a savings account, the same are helds of carried in a savings account, the same are helds provided there is a non-are brief to pay said items.

This matricipe contract provides for automatic advances the a spatial balance of the note hereby secured by the amount of time of said parte and this concract as fully as if a new such ment may be given and accepted for such advance and pro-and other express modifications of the contract, but in all of-terimes, including all advances.

that to contract shall become so much plottonic methods and the paid sate of and may be included in any decrete low-closing this mortgage and he paid sate of otherwise paid; that it shall not be ultimatory upon the Mortgage to inquire into a some product the state of the contractions. There are according to the construction any lie Mortgag

event the ownership ad said prop-out notice to the Mortzager deal notice to the manufer as with discharging or in any way

for said note or obligation or any extension of remewal the any of said property, or mean the filing of a proceeding in assignment for the knewn, of his resultives or if his pro-ce aligned any of said property then and in any of said without affecting the ion hereing created or the priority of e. all same secured hereing indefinitions are indeficiences asyment of said monthing indefinitions.

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