

warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the party of the first part 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 it shall keep any 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 parties of the second part, the loss, if any, made payable to the parties of the second part to the extent of their interest. And in the event that said party of the first part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the parties of the second part 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 10% from the date of payment until fully repaid.

\*THIS GRANT is intended as a mortgage to secure the payment of Fifty-five Thousand & No/100 Dollars (\$55,000.00) according to the terms of a certain written obligation for the payment of said sum of money, executed as of the 1st day of June, 1970, and by its terms made payable to the parties 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 parties 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.

For each One Thousand Dollar amount paid by first party to second parties on said principal sum owing, the first party shall be entitled to a partial release as to one acre of the said mortgaged premises, said acreage to be selected by first party, and second parties agree to deliver such partial release on demand by first party.

And this conveyance shall be void if such payments be made as