lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances and that they will warrant and defend the same against all claims whatsoever, This Grant is intended as a Mortgage to secure the payment of the sum of One Thousand Dollars according to the terms of one certain promissory note this day executed by the said first parties to the said party of the second part, dated May 12th A.D. 1903, due and payable in monthly installments of $30.00 each, after date thereof, with interest thereon from date thereof until paid, according to the terms of said note. And this conveyance shall be void if such payment be made as in said note and herein specified. And the said parties of the first part shall keep the building on said premises insured in favor of the holder hereof, in the sum of Seven Hundred Dollars, in some insurance company satisfactory to the holder hereof, and shall pay all taxes on said premises when due, in default whereof the said holder may obtain such insurance thereon as he may desire, or pay any taxes thereon, and the expense of such insurance and taxes shall, from the payment thereof, be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of twelve per cent per annum. But if default be made in such payment, or any part thereof, or interest thereon, or the insurance is not kept up thereon, or the taxes on said premises, or any part thereof, are not paid when due, then this conveyance shall become absolute, and the whole principal and interest shall be due and payable, or not, at the option of the holder hereof, without notice; and it shall be lawful for the said holder, at any time thereafter, to foreclose this mortgage and sell the said premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived, or not, at the option of the holder hereof; and out of the moneys arising from such sale, to retain the amount then due or to become due, according to the conditions of this instrument, together with the cost and charges of making such sale. In case an action is commenced for the foreclosure of said mortgage, the grantors herein consent that the court having jurisdiction of such foreclosure, or the Judge of such court shall, upon application of the said holder, appoint a receiver to take charge of said mortgaged premises pending such foreclosure proceeding, who shall be entitled to immediate possession of the premises, and the