This grant is intended as a mortgage to secure the payment of any sum or sums of money which may have been heretofore loaned or advanced to the parties of the first part by the party of the second part, and which may be advanced and loaned by the party of the second part, or its assigns, to the parties of the first part herein, or either of them, at the date hereof or from time to time, it being the intention of the parties hereto that this mortgage shall secure any advancements or loans made from time to time to the parties of the first part, or either of them, by the party of the second part, or its assigns however such loans or advancements may be evidenced, and whether by note, check, receipt, book account, or otherwise, and whether any such note shall be otherwise secured or not, and this mortgage shall remain in full force and effect between the parties hereto, or their assigns, until all such loans and advancements made by virtue of this mortgage shall have been paid and discharged in full with interest.

This conveyance shall be void if the payment of any and all such loans or advancements due from the parties of the first part to the party of the second part, its successors and assigns, are paid and discharged in full. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part, its successors and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to said parties of the first part their heirs and assigns _____

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