

hereafter standing on said premises (and all the property hereinabove mentioned is hereafter described as "the said property");

TO HAVE AND TO HOLD the said property to the said Mortgagee forever.

2. This conveyance is in consideration of and for the purpose of securing:

(a) The sum of Seven thousand and no/100 dollars (\$ 7,000.00), the balance of unpaid principal remaining upon a loan(s) made to the Mortgagor, with interest now due or to become due, which debt is evidenced by promissory note(s), executed by the Mortgagor to the Mortgagee, or other payee indicated therein and now held by the Mortgagee, and payable in one or more installments, said note(s) being described as follows:

| Date | Principal Amount | Last Installment Due |
|----------------------------------|-------------------|----------------------------------|
| <u>December 4</u> , 19 <u>52</u> | <u>\$ 5000.00</u> | <u>October 30</u> , 19 <u>52</u> |
| <u>December 4</u> , 19 <u>52</u> | <u>\$ 2000.00</u> | <u>October 30</u> , 19 <u>53</u> |
| _____, 19__ | \$ _____ | _____, 19__ |
| _____, 19__ | \$ _____ | _____, 19__ |
| _____, 19__ | \$ _____ | _____, 19__ |
| _____, 19__ | \$ _____ | _____, 19__ |
| _____, 19__ | \$ _____ | _____, 19__ |

and any first and successive extensions or renewals, in whole or in part, of any or all of such promissory notes, or of any other obligations secured hereby, including interest thereon; and

(b) Payment of any future or additional sums not exceeding the aggregate amount of none dollars (\$ _____), loaned to, or advanced for, the Mortgagor by the Mortgagee for any purpose, with interest at not more than five percent (5%) per annum; and

(c) Performance of each covenant and agreement of the Mortgagor herein contained.

3. THE MORTGAGOR COVENANTS AND AGREES THAT:

(a) He is lawfully seized of said property in fee simple, and has a valid title thereto, and will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever. Said property is free from all encumbrances, except:

Real Estate Mortgage to USA recorded June 27, 1950 in Real Estate Mortgage Book 465, page 477.

(b) He will promptly pay said note(s) and any extensions or renewals thereof, together with interest thereon, when the same shall become due.

(c) He will provide, maintain and deliver promptly to the Mortgagee such policies of fire and other insurance as the Mortgagee may require, which policies shall provide for the payment of loss to the Mortgagee, as its interest may appear, upon the buildings and improvements now situated, or hereafter constructed, upon the said property. At the option and under the direction of the Mortgagee, any proceeds collected under such policies shall be used by the Mortgagor for the replacement or repair of any of the said property which may be damaged or destroyed.