

The within mortgagor(s) agree not to transfer or convey the within described property without the consent of the Citizens Building and Loan Association or its successors or assigns and the within described property is conveyed and mortgage assumed by any other party without the consent of Citizens Building and Loan Association the entire liability due on the mortgage shall be and payable, plus reasonable attorney's fees if court proceedings are necessary. The mortgage shall be a first mortgage and shall be payable when the mortgage is assumed by another party.

TOGETHER WITH all and singular the Rights, Claims, Accruals, and Continuances to the said premises belonging or in any wise incident or appurtenant.

TO HAVE AND TO HOLD, all and singular the said premises and appurtenances unto the said Citizens Building and Loan Association, its successors and assigns forever.

And I do hereby bind myself, my Heirs, Executors, and Administrators to warrant and defend the said premises unto the said Citizens Building and Loan Association, its successors and assigns forever and to pay to me and my Heirs, Executors, Administrators and assigns all and every sum whatsoever lawfully claiming the same, or any part thereof.

AND I do hereby agree to procure the within described property in a sum not less than Ten Thousand and No/100 Dollars for insurance, and not less than Ten Thousand and No/100 Dollars fire insurance, in a Company or Companies acceptable to the Mortgagee, and to pay the same amount upon loss or damage by fire and/or windstorm, and do hereby assign the power to procure or guarantee of the said insurance, its successors and assigns, to the extent of its interest therein, and to the said Mortgagee, its successors and assigns, to cause the said houses and buildings to be insured in the event of any loss or damage, and to pay the premium and expense of such insurance under this mortgage, with interest thereon.