

title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagors shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured thereby. It is the true meaning of this instrument that if the Mortgagors shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagors' hands and seals this 4th day of January, 1984.

Signed, sealed and delivered in the presence of:

G. H. Phelgetz
Ruth Drake

Joe B. Keller (SEAL)
JOE B. KELLER
Diane D. Keller (SEAL)
DIANE D. KELLER

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