

330-1358 PAGE 5

It is highly regretted that the author and publisher have been unable to secure the services of a professional printer, and as a result the illustrations and the text are not printed in a clear and legible type. The author has endeavored to do his best in this respect, and the reader will find that the accompanying note shall serve as a guide and pointer to the correct section of the paper or helix of this work.

It is further agreed, generally, that said mortgagee may, at his option, require him to pay any and all sums of money that in its judgment may be due or become due under this mortgage or to preserve or defend the security instrument so as to enable him to mortgage the same or get any and all installments or principal deferred on any and all prior mortgage loans and any and all sums of money so arising and left, shall bear interest at the rate of which was originally contracted for in this instrument, and such interest are to be part of the mortgage debt hereby secured. The mortgagee herein especially agrees to pay all and singularly the sums of money together with said interest so advanced or paid by the holder hereof.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Domestic Friends of Greenville
Lia. Chain #222530M heirs and assigns forever

AND I do hereby bind said wife and her heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered and also to warrant and forever defend all and singular the said Premises unto the said mortgagee, Baptistic Loans of Indianapolis, Inc.

their successors and assigns, from and against us and our heirs, executors and administrators and all persons lawfully claiming, or to claim the same or any part thereof

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor their heirs, executors, or administrators, shall keep the buildings erected, or to be erected on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than One thousand five hundred dollars, and no more than Two thousand five hundred Dollars, in such company as shall be approved by the said mortgagee, and shall deliver the policy to the said mortgagee, and in default thereof, the said mortgagee Directline Lunds of Franklin, Inc., their successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said mortgagee

Domestic Loans of Greenville, Inc., their successors or assigns shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor, their heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, Baptist's Bank of Indianapolis, Inc., their successors, or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the interest on the said Note, or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally first become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, and his or her assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED, That if the holder of the Note secured hereby is compelled to pay any taxes upon the debt represented by said note, or by this mortgage, then, and in that event, unless the said taxes are paid by some party other than the said holder, that then the entire amount of the debt secured, or intended to be secured, shall forthwith become due at the option of the said mortgagee,

AND IT IS AGREED, by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said mortgagor, or assignee, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises alone if he should so elect, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the debts secured hereby.