

TOGETHER with the right of ingress and egress in common with others upon, over and across two alleys described as follows:

A. An alley approximately fourteen and one-half (14½) feet in width and thirty (30) feet in length running along the South side of part of said premises from the West side of North Brown Street to the East side of part of said premises shown and designated on said survey as "DAVENPORT", being the alley designated as Alley "A" on said survey.

B. An alley approximately nine and one-half (9½) feet in width and one hundred thirty and one-half (130½) feet in length running along the North side of part of said premises from the West side of North Brown Street, being the alley designated as Alley "B" on said survey.

This mortgage also embraces the interest of mortgagor in all adjacent land to that herein described or used or incident to use by J. C. Penny Company.

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 Timely Co, Inc., its successors and assigns forever. And I do hereby bind myself and my heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Timely Co, Inc., its successors and assigns, from and against myself and my heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor, his heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire ~~and lightning~~ or other casualty in such sum as the mortgagee may require for its protection ~~and~~, and assign the policy of insurance to the said Timely Co, Inc, its successors or assigns. And in case he or they shall at any time neglect or fail so to do, then the said Timely Co, Inc, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagor, his heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgage shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said Kenneth Franklin Hunt do and shall well and truly pay, or cause to be paid unto the said Timely Co, Inc the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.

*Handwritten notes and signatures at the bottom of the page, including names like 'Timely Co, Inc.' and dates like 'July 11, 1917'.*