

This Indenture Witnesseth: That

WARREN L. CHRISTOPHER AND WALBORG M. CHRISTOPHER, husband and wife,

of the Township of Chikaming, Berrien County, Michigan.
parties of the first part,

MORTGAGE AND WARRANT

To MARGARET RADDEN
of the City of Chicago, Illinois part Y of the second part,
the following described Real Estate in Berrien County, Michigan, to-wit:

All that part of the West Twenty (20) Acres of the North Thirty (30) Acres of the Northeast quarter of the Northeast Quarter of Section Ten (10), Township Seven (7) South, Range Twenty (20) West, Chikaming Township, Berrien County, Michigan, which is described as beginning at a point on the North line of said Section that is Four Hundred Forty and three-tenths (440.3) feet West of the Northeast corner of said Section; thence West Eight Hundred Eighty and seven-tenths (880.7) feet to the Northwest corner of said Northeast quarter of the Northeast Quarter; thence South 0° 06' East along the West line of said Quarter Nine Hundred Ninety (990) feet; thence North 89° 58' East Four Hundred Eighty Three and forty-hundredths (483.40) feet along South line of the North Thirty (30) acres of said Quarter. Thence North Two Hundred Ninety Four and sixty-two hundredths (294.62) feet; thence North 89° 58' East Two Hundred Seventy Four and fifty-four hundredths (274.54) feet to a point on the Westerly line of Highway U.S. 12; thence North 19° 42' East along Westerly line Three Hundred Sixty and thirty-three hundredths (360.33) feet; thence North 0° 02' West Three Hundred Fifty Six (356) feet to the place of beginning. Containing 16.85 acres of land, more or less.

This mortgage is second and junior to a certain mortgage dated August 11, 1917, executed by first parties to Ida M. Forsman, for the principal amount of \$4,000.00.

To secure the payment of Twelve Hundred and no/100 (\$1200.00) - - - - - DOLLARS
five years after the date hereof, with interest at four per cent per annum payable semi-annually on the
4th day of Feb. and Aug. in each year and four per cent per annum,
payable semi-annually after maturity on all sums of interest and principal not paid when due.

All payable at Chicago, Illinois
as follows, to-wit:

All due and payable on or before five (5) years after date.

According to the conditions of one certain note bearing even date herewith executed by said Warren L. Christopher and Walborg M. Christopher parties of the first part, to said part Y of the second part to which these presents are collateral; and also to secure the fulfillment of the following agreements made in consideration of said sum of money. That the said parties of the first part will, within thirty days after the same become due, pay all taxes and assessments levied upon said premises; that they will keep the buildings on said premises insured against loss or damage by fire or lightning in amount and by insurers approved by second part Y with loss, if any, payable to the second part Y or her assigns, and will pay

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the premiums for such insurance. Should default be made in either of said agreements, it shall be lawful for said part. y..... of the second part to pay such taxes and assessments and to effect such insurance, and the money thus paid shall be treated as an advancement to said part. ies... of the first part on account of this mortgage, added to the amount secured hereby and payable forthwith, with interest at seven per cent per annum.

In case of non-payment of said principal, or interest, or taxes, or insurance premiums, or any part thereof, when payable as above provided, then after thirty days' default, the aforesaid principal sum, or so much thereof as remains unpaid, with all unpaid interest, shall become and be due and payable forthwith, at the option of said part. y..... of the second part, her..... representatives and assigns, notice of which option is hereby waived.

Upon default being made in any agreement herein, or in the case of the non-payment of said sum of..... Twelve Hundred and no/100 - - - - - Dollars, or the interest, or any part thereof, when due, it shall be lawful for the said part. y..... of the second part, and the said part. ies... of the first part do..... hereby empower said part. y..... of the second part to grant, bargain, sell, and convey said premises at public vendue and on such sale to make and execute to the purchaser, his..... heirs and assigns forever, good and sufficient deed or deeds of conveyance, pursuant to the statute in such cases made and provided.

And It Is Further Expressly Agreed, That as often as any proceeding is taken to foreclose this mortgage, either by virtue of the power of sale herein contained, or in chancery, or in any other manner provided by law, said first part. ies... shall pay said second part. y..... the attorney fee allowed by law as a reasonable solicitor or attorney fee therefor, in addition to all other legal costs.

Witness our hands and seals, this 4th day of August A. D. 19 47

In presence of

Iva V. Andersen
Iva V. Andersen
Ruth E. Ballard
Ruth E. Ballard

Warren L. Christopher [SEAL]
Warren L. Christopher [SEAL]
Walborg M. Christopher [SEAL]
Walborg M. Christopher [SEAL]

STATE OF MICHIGAN }
COUNTY OF BERRIEN } ss.

On this 4th day of August 19 47 before me personally appeared

Warren L. Christopher and Walborg M. Christopher, husband and wife,

to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

J. Ken Keefer
Notary Public in and for Berrien County, Mich.
J. Ken Keefer

My Commission Expires 2-26-49

MORTGAGE
INTEREST, INSURANCE, WARRANTY
AND TAX

Warren L. Christopher and
Walborg M. Christopher,
husband & wife,

TO

Margaret Radden

REGISTER'S OFFICE }
Berrien County } ss.

Received for record the 22nd
day of September A. D. 1947
at 1:20 o'clock P.M., and
recorded in Liber 251

Catherine Weber
Register of Deeds

Warren L. Christopher