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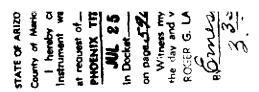
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KNOW ALL MEN, That



M. JACK SINCLAIR and ELIZABETH SINCLAIR, nis wife
of Maricopa County, Arizona, hereinafter referred to as MORTGAGOR, in consideration of
TWO THOUSAND AND NO/100 - - - - - - - - - - - - DOLLARS,
in hand paid by CHARLOTTE BOHLER, a widow
hereinafter referred to as MORTGAGEE, the receipt whereof is hereby acknowledged, does hereby
grant, bargain, sell and convey to MORTGAGEE, and the successors, heirs and assigns of MORTGAGEE
forever, the following real estate, lying and being in the County of Maricopa, and State of Arizona,
known and described as

Let Three (3), Block Two (2), EVERGREEN PLACE, in the City of Phoenix, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 3 of Maps, page 15 thereof.

Together with all rents, issues and profits thereof.

CONKER SES PAGE 595

thereunto belonging including all rents, issues and profits thereof unto MORTGAGEE, and the successors, heirs, executors, administrators or assigns of MORTGAGEE forever. And MORTGAGOR hereby covenants that MORTGAGOR is well and truly seized of a good and perfect title to the premises above conveyed in the law, in fee simple, and has good right and lawful authority to convey the same, and that the title so conveyed is clear, free and unincumbered and that MORTGAGOR will forever warrant and defend the same to MORTGAGEE against all claims whatsoever, with the understanding, however, that the lime of this mortgage is subject and inferior to the lien of that certain mortgage dated July 15, 1952, made by M. Bock Sinciair and Elizabeth Sinclair, his wife, to The Nutual Life Insurance Commony of New York, in the amount of \$15,000,00, to be recorded concurrently horewith.

in insurance companies to be selected by MORTGAGEE, and the policies of insurance assigned or made payable to MORTGAGEE as interest of MORTGAGEE may appear, and deliver the said policies to the MORTGAGEE, until payment in full of the said promissory note....., and interest thereon, then these presents shall be null and void. But in case of the non-payment of any sum of money, either principal, interest, taxes, assessments, or premiums of insurance, at the fime or times when the same shall become due or delinquent as aforesaid, or upon the failure of MORTGAGOR to insure the buildings upon said premises and keep the policies assigned or made payable to MORTGAGEE, and deliver the said policies to the MORTGAGEE agreeable to the conditions of these presents, or of the aforesaid promissory note....., or any part thereof, or in case of the failure of MORTGAGOR to keep or perform any other agreement, stipulation, or condition, herein contained, then in such case the whole amount of said principal sum shall be, at the option of MORTGAGEE, deemed to have become due, and the same, with interest thereon at the rate contracted, shall thereupon be collectable in a suit at law or by foreclosure of this mortgage, in the same manner as if the whole of said principal sum had been made payable at the time when any such failure shall occur, as aforesaid.

And MORTGAGOR further covenants and agrees, that in case of failure on the part of MORT-GAGOR to pay any of said taxes, assessments, or premiums of insurance, as above provided, MORT-GAGEE may pay the same, and the amount so paid, together with interest thereon at the rate of eight per cent per annum, shall be a part of the debt secured by this mortgage and a lien on said premises immediately due and payable at the option of MORTGAGEE.

MORTGAGOR also covenants and agrees with MORTGAGEE that MORTGAGOR will, during existence of this mortgage, neither permit nor commit waste on said premises; and will take the same care thereof that a prudent owner would take, and in any action to foreclose this mortgage a re-

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ceiver shall, upon application of the plaintiff in such action and without notice to the defendants, be appointed by the Court to take charge of said property, to manage, carry on, protect, preserve and repair the same and receive and collect all the rents, issues and profits thereof, and apply the same to the payment of sums spent to protect, preserve and repair said property, the payment of taxes and other charges, including his own compensation, and to the payment of said note..... and interest, which may be due or become due during the pendency of the action until sale be finally made and deed made and delivered thereunder; and in case of such foreclosure MORTGAGOR will pay to MORTGAGEE in addition to the taxable costs of the foreclosure suit, a reasonable amount additional as attorney's fee, together with a reasonable fee for title search made in preparation and conduct of such suit, which shall be a lien on said premises and secured by this mortgage; and, in case of settlement after suit is brought but before trial, MORTGAGOR agrees to pay a reasonable attorney's fee, as well as all of the costs of such suit and the costs of the appointment of a receiver, if appointed, and any sums expended by such Receiver or the MORTGAGEE in the management, carrying on, protection, preservation and repair of said property.

The covenants an	nd agreements ner	in contained shar	I mare to the benefits or i	and be binding alon
the heirs, executors,	administrators, suc	cessors and assign	ns of the respective partie	s hereto.
IN WITNESS V	VHEREOF, the pa	rties constituting	MORTGAGOR have. h	ereunto set their
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oin contained shall inure to the benefits of and he hinding upon

- Janein Jan Will

State of Arryona County of Transcorpt On this the	}ss.		, 1 9 💆 ,
before me,		1	the undersigned
officer, personally appeared	IR and ELIZABE	TH. SINCLAIR,his.	wife
known to me (or satisfactorily proven) to be the to the within instrument and acknowledged contained.			
In witness whereof I hereunte set my hand	land official seal		

(My Commission Expires)