

or expense of litigation, as aforesaid, the Mortgagee may pay the same and all sums so advanced with interest as aforesaid, shall immediately attach as a lien hereunder, and be payable on demand), or upon failure or neglect faithfully and fully to keep and perform any of the other conditions or covenants herein provided, or in the note secured hereby; then the Mortgagee may declare the entire indebtedness due and foreclose this mortgage, and may enter upon the property, collect all rents, income, and profits thereof, the same being pledged as additional security for said indebtedness.

7. That if suit is brought to enforce the collection of the debt secured hereby, the court may without notice and without requiring a bond appoint a receiver of the mortgaged premises pending foreclosure and redemption. In such suit there shall be included in the amount decreed to be paid to the plaintiff, the principal and interest and all money advanced for abstract extension, taxes, assessments, insurance, and repairs, or to remove liens or to defend and maintain the lien of this mortgage, with interest thereon, and all costs and expenses incurred, including reasonable attorney's fees.

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 number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

WITNESS the hands and seal of the Mortgagor & the day and year first above written.

Signed in the presence of -

Mr. Larson

Cecil Baker

Edna H. Baker

STATE OF UTAH
COUNTY OF Salt Lake

} ss:

On the 9th day of October, A. D. 1943, personally appeared

before me H. Cecil Baker and Edna H. Baker, his wife the signer(s) of the above instrument, who duly acknowledged to me that t he y executed the same.



Margaret Rich

Notary Public, residing at

Salt Lake City, Utah

961699

Recorded at Request of ENSIGN ABSTRACT CO.

OCT 14 1943

at 12⁰¹ Fee paid \$ 1.00 Cornelia S. Lund, Recorder S. L. County, Utah

By *J. E. Henry* Dep. Book 359 Page 512 Ref: 638-191-26-27

-WARRANTY DEED-

MOLLIE PHILLIPS LYDICK, a divorced woman, Grantor, of San Francisco, State of California, hereby CONVEYS and WARRANTS to H. A. CALL and LEONA P. CALL, husband and wife, as joint tenants and not as tenants in common, and to the survivor, Grantees, of Salt Lake City, Salt Lake County, State of Utah, for the sum of Ten Dollars and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah:

Beginning at a point 33 feet West and 113.5 feet North from the Southeast corner of Lot 14, Block 33, Ten Acre Plat "A", Big Field Survey, and running thence North 82.5 feet, thence West 246 feet, thence South 82.5 feet, thence East 246 feet, to the point of beginning. Subject to a right of way across the East end of said land for irrigation ditch 3 feet wide.

Also to the lien of the general taxes for 1943.