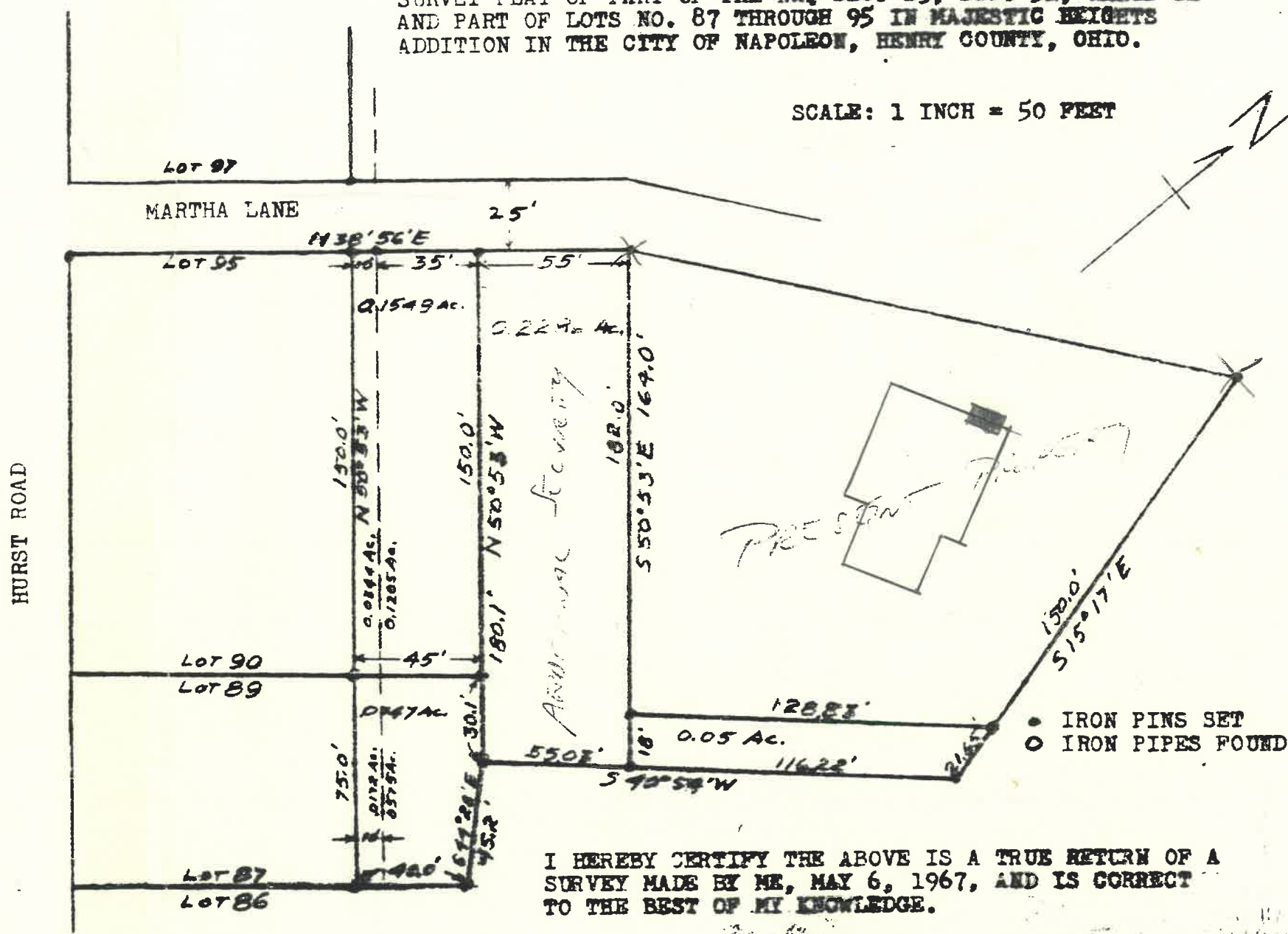
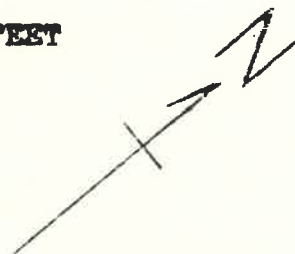


SURVEY PLAT OF PART OF THE NW¹/₄ SEC. 23, TWP. 5N, RANGE 6E
AND PART OF LOTS NO. 87 THROUGH 95 IN MAJESTIC HEIGHTS
ADDITION IN THE CITY OF NAPOLEON, HENRY COUNTY, OHIO.

SCALE: 1 INCH = 50 FEET



I HEREBY CERTIFY THE ABOVE IS A TRUE RETURN OF A
SURVEY MADE BY ME, MAY 6, 1967, AND IS CORRECT
TO THE BEST OF MY KNOWLEDGE.

K. B. Graham
KENNETH B. GRAHAM REG. SURVEYOR NO. 2136

7 Martha Lane

Kusene: 9,950 SQ FT = 492 = \$1,400.00
 SOUNDER BONE: 6,750 SQ FT = 342 = 1,020.00
 KNOCKOUT 3,200 SQ FT = 172 = 510.00
 20,000 SQ FT 1002 \$3,000.00

OPEN-END MORTGAGE — TOTAL INDEBTEDNESS NOT TO EXCEED \$ 24,000.00

479A

MORTGAGE DEED

KNOW ALL MEN BY THESE PRESENTS, That James K. Kuser and Helen L. Kuser,
husband and wife

of the County of Henry, and State of Ohio, the Grantor S for and in consideration of the sum of

Twenty-four Thousand and no/100-----Dollars (\$ 24,000.00) to them

paid by the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DEPTANCE, a corporation organized and existing under the laws of the United States, and having its principal place of business at Defiance, Ohio, Grantee, the receipt of which is hereby acknowledged, do give, grant, bargain, sell and convey unto the Grantee, its successors or assigns forever, the following described premises:

Tract 1:

Situated in the City of Napoleon, County of Henry, and State of Ohio, 480
and known as:

A parcel of land in the Northwest Quarter of Section Twenty-three (23), Township Five (5) North, Range Six (6) East, Napoleon Township, Henry County, Ohio, and more particularly described as follows:
Beginning at an iron pipe North 38°56' East a distance of (90.00) feet from an iron pipe at the Northeasterly corner of Lot Number Ninety-six (96) in Majestic Heights Addition to Napoleon, Ohio; thence North 51°08' East Two Hundred Twenty and Ninety-eight Hundredths (220.98) feet to an iron pipe; thence South 15°17' East One Hundred Fifty (150) feet to an iron pipe; thence South 40°54' West One Hundred Twenty-eight and Eighty-three Hundredths (128.83) feet to an iron pipe; thence North 50°53' West One Hundred Sixty-four (164) feet to the place of beginning, containing 0.591 acres be the same more or less;
together with the right of ingress to and egress from the parcel herein conveyed over the following described parcels, to-wit: Lot Number 96 in said Majestic Heights Addition, and a parcel of land beginning at an iron pipe at the Northwesterly corner of said Lot Number 96; thence North 38°056' East Ninety (90.00) feet to a point; thence North 51°08' East Eighty and Twenty Hundredths (80.20) feet to a point; thence South 38°52' East Twenty-four and Forty-five (24.45) feet to a point; thence South 51°08' West Seventy-five (75.0) feet to an iron pipe; thence South 38°56' West Ninety (90.00) feet to an iron pipe at the Northeasterly corner of said Lot Number Ninety-six (96), thence North 50°53' West along the Northerly side of said Lot Twenty-five (25.0) feet to the place of beginning;
subject, however, to zoning restrictions of record, easements of record and the reservations and restrictions set forth in a certain deed recorded in Volume 160, at page 470, of the Deed Records of Henry County, Ohio.

Tract 2:

Situated in the City of Napoleon, County of Henry, and State of Ohio,
and known as:
Being a part of the Northwest Quarter of Section 23, Township 5 North, Range 6 East;
The place of beginning being at an iron pin N 38°56' E 35.0 feet from the Northeasterly corner of Lot No. 95 in Majestic Heights Addition in the City of Napoleon, Henry County, Ohio; thence N 38°56' E 55.0 feet to an iron pin; thence S 50°53' E 182.0 feet to an iron pin; thence S 40°54' W 55.03 feet to an iron pin; thence N 50°53' W 180.1 feet to the place of beginning containing 0.2286 of an acre
together with the right of ingress to and egress from the parcel herein conveyed over the following described parcels, to-wit:
Lot Number 96 in said Majestic Heights Addition and a parcel adjacent thereto beginning at the Northeasterly corner of said Lot No. 96, thence N 38°56' E 90.0 feet to a point; thence S 50°53' E 25.0 feet to an iron pin; thence S 38°56' W 90.0 feet to a pipe at the Southwesterly corner of said Lot No. 96; thence N 50°53' W 25.0 feet to the place of beginning.

and which policies shall contain a standard mortgage clause with loss payable to the grantee as its interest may appear. Any moneys paid pursuant to such insurance contract, may, at the election of the Grantee, be applied to the indebtedness then remaining unpaid, or may be released to the Grantor S for the purpose of rebuilding or repairing the damaged premises.

4. They will keep the mortgaged premises in as good order and condition as they now are and to commit and permit no waste thereon, and all accrued interest shall become due and payable at the election of the Grantee, and foreclosure proceedings may be instituted hereon, and immediately payable to the Grantee.

5. If there shall be any change in the ownership of the premises covered hereby without the consent of the Grantee, the entire principal and interest, profits, crops and emblements of the real estate herein described shall immediately accrue to the benefit of the Grantee, and shall be immediately payable to the Grantee.

6. Upon a default in any of the terms of the note secured thereby, or upon a breach of any condition or covenant of this deed, the rents, issues, profits, crops and emblements of the real estate herein described shall immediately accrue to the benefit of the Grantee, and shall be immediately payable to the Grantee.

7. Upon any default in the note secured hereby, or under this deed, foreclosure proceedings may be instituted, at the option of the Grantee. In such action, the Grantee shall be entitled, without notice and without regard to the adequacy of the debt, to the appointment of a receiver of the rents, issues, profits, crops and emblements of the mortgaged premises.

8. This mortgage is given to improve the real estate herein described and/or to pay off prior encumbrances thereon, or both. The Grantee is authorized and empowered to do all things, including disbursement of proceeds, as provided in Section 1811.14 of the Revised Code and any amendments or supplements thereto; and shall have the further right to enter upon said premises at all reasonable times for inspection of the same.