MORTGAGE

THIS MORTGAGE made this Jah day of the, A.D. 1971, by Virgil A. Brevik

and Joye K. Brevik, husband and wife, morrgagors, to Lawrence C. Pace

, mortgageee.

WITNESSETH: That the mortgagors do hereby mortgage to the mortgagess all their right, title and interest in and to that certain real property. Situate in the City of Caliente, County of Lincoln, State of Nevada, particularly described as follows, to-wit:

Beginning at a point approximately ten feet (10') more or less north of the Southwest (SW) corner of Lot Forty-seven (47) in Block A, thence South along the easterly line of Denton Avenue, a distance of one hundred fifty (150) feet, thence turning 90° across Denton Avenue to the westerly line of Denton Avenue, thence north along the said westerly line a distance of one hundred firty feet (150') to a point approximately ten feet (10') more or less north of the Southeast (SE) corner of Lot Forty-eight (48) in Block B, thence easterly across Denton Avenue to the point of beginning, being a portion of Denton Avenue now occupied by the Pace residence.

Together with any and all of the improvements and buildings situate thereon.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging, and the rents, issues and profits thereof.

THIS MORTGAGE is made to secure the payment of one promissory note of even date herewith, in the words and figures following, to-wit:

\$ 5,400.00

May 25, 1971.

For value received, I, we, or either of us promise to pay to the order of Lawrence C. Pace and Barbara Pace, the principal sum of Five Thousand Pour Hundred Bollars (\$5,400.00) with interest thereon from the date hereof until paid at the rate of 8½/per annum, both principal and interest payable only in lawful money of the United States of America.

It is understood and agreed, however, that installments of One Hundred Ten Dollars and eighty cents (\$110.80) shall be paid on the principal and interest of this note, the first of said installments to be paid on the 25th day of June, A.D. 1971, and one of said installments to be paid on the 25th day of each month thereafter until the whole of said unpaid principal together with the interest, shall be paid. Each of said monthly installments to be applied first on the interest due, and the balance to be applied on the principal.

In case default be made in the payment of any of said installments of principal and interest at the times and in the manner aforesaid, then such installments or payments, installments or payments, so in default, shall be added to and become a part of the principal sum, and from the date when each installment should have been paid until it is paid, it shall bear the same rate of interest as the principal debt, being a part thereof, and at any time during such default, the entire unpaid balance of said principal sum, shall at the option of holder of this note, and not otherwise, become due and payable, and notice of the excercise of such option is hereby expressly waived.

If this note be collected by an attorney, either with or without suit, the undersigned agrees to apy ten per cent additional as attorney's fees.

The makers, guarantors, and endorsers hereby severally waive presentment for payment, notice of dishonor, protest and notice of protest and of non-payment of this note, and all defenses on the ground of any extension of the time of payment that may be given by the hower to them or any of them; and also agree that further payments of principal or interest in renewals thereof shall not release them as makers, guarantors, or endorsers.

Address: Caliente, Nevada

ALSO, to secure the payment to the mortgagee of all money expended by him under the provisions of this mortgage hereinafter contained, together with interest thereon as hereinafter provided; ALSO, if suit be commenced to foreclose this mortgage, to secure the payment of a reasonable counsel fee to be fixed by the court, the expenses of the examination of the title to said property, and the costs and expenses of suit; and ALSO to secure the performance of all the covenants and agreements of this mortgage.

The mortgagors, hereby agree to pay when due, all taxes, assessments, and other encumbrances whatsoever which now are, or may be, or may hereafter appear to be liens on said property, or any part thereof. If the mortgagors shall fail so to do, the mortgagee may, without notice to the mortgagors may pay such taxes, assessments, and encumbrances, and in such event, the mortgages may expend such sums therefor as he shall deem necessary and shall be the sole judge of the legality thereof.

The mortgagors further agree to pay to the mortgagees the principal sum of said promissory note, and the interest thereof, according to the terms thereof, and also, on demand, the amounts of all sums of money which said mortgagees shall have paid by reason of the provisions, or any of them, hereinafter contained, together with interest on each of said amounts from the time of the payment thereof by said mortgagees until paid, at the rate of eight and one-half percent per annum.

Im case default be made in the payment of the principal of said promissery note or the interest that may grow due thereon, or any part of said principal'er interest according to the terms of said note, or in the payment of any other monies herein agreed or provided to be paid by the mortgagors, or interest thereon, or in the performance of any of the covenants or agreements herein contained, then the mortgagees may declare the entire indebtedness secured by this mortgage as immediately due, and the mortgagees may thereupon, or at any time during such default, institute legal proceedings for the foreclosure of this mortgage and the sale of said property, and out of the net proceeds of such sale shall receive all indebtedness hereby secured, with counsel fee and costs.

IN WITNESS WHEREOF, the morryagors have hereunto set their hands the day

and year first above written.

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STATE OF NEVADA)

COUNTY OF LAND

Just On this dar of_ A.P. 1971, before me, a Notary Public in and for said County and State, personally appeared the within named Virgil A. Brevik and love K. Brevik, husband and wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

50126

June

Recorded at the request of Virgil A.Brevik at 10:50 am. this 7 day of A.D. 1971 in Book 1 on page 385 Official Records of Lincoln County, Nevade

County Recorder