

Melvin L. Bault
1st Mortgage
December 26, 2018
Page 1 of 1

EXHIBIT 'A'

A parcel of land in Lots 12 and 13 in Fletcher's Addition to the Town of Spencer, Owen County, Indiana, said parcel being a portion of the parcel described to The Bank of New York Mellon Trust Company in Instrument Number 205199 in the Recorder's Office of Owen County, Indiana, more particularly described as follows: (bearings in this description are based on holding a line connecting the 5/8 inch rebar with Archer cap at the Southeast Corner and a 5/8 inch rebar at the Southwest Corner of said Lot 13 as South 89 degrees 13 minutes 23 seconds West -GPS Observed) Beginning at a 5/8 inch rebar at the Southeast Corner of said Lot 13; thence South 89 degrees 13 minutes 23 seconds West for 60.53 feet along the South line of said Lot 13; thence North 00 degrees 12 minutes 42 seconds West for 1.00 feet to a 5/8 inch rebar with Meier Cap; thence North 00 degrees 12 minute 42 seconds West for 92.40 feet to a chiseled "X" in the sidewalk on the North Line of said Lot 12; thence South 89 degrees 24 minutes 58 seconds East for 60.53 feet along said North line to a chiseled "X" at the Northeast Corner of said Lot 12; thence South 00 degrees 12 minutes 43 seconds East for 91.96 feet along the East line of said Lots 12 and 13 to the point of beginning.

All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties to this mortgage, except that during the period covered by this mortgage, the mortgagor shall not convey the mortgaged premises to a third party in any manner calculated to require such third party to assume and agree to pay this mortgage and perform the mortgagor's covenants hereunder without first procuring the written consent of the mortgagee. The provisions of this clause shall also apply to any sale of the mortgaged premises by conditional sales as well as by deeds.