

"K", page 276 in said R.M.C. office, and having the following metes and bounds, to-wit:

BEGINNING at a point on northwestern side of Fifth Street, joint front corner with Lot No. 70, and running thence N. 42-43 E. 98 feet along northwestern side of Fifth Street to point, joint corner with Lot No. 72; thence N. 48-22 W. 252.6 feet along line of Lot No. 72 to point, joint rear corner, Lots Nos. 71, 72, 56 and 57; thence in a southwesterly direction along rear line of Lot No. 57, 98 feet to a point, joint rear corner with Lot No. 70 in line of Lot No. 57; thence in a southeasterly direction, 251.4 feet along line of Lot No. 70 to the point of beginning.

The above described property is the same conveyed to James O. Harrison by Jane Ann Tucker, by deed of this date, same to be recorded in said R. M. C. office along with this mortgage; and has located thereon a frame residential building and other improvements.

This mortgage is executed subject to easements, reservations and limitations set out in deed by Shelton and Willimon to Blackinton Mills, Inc., recorded in Vol. 288, page 296 in R.M.C. office.

This is a first mortgage over the above described properties, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagors may, at their option, foreclose this mortgage or pay said items and add the same so paid to the principal amount of the debt, and same shall bear interest at the same rate.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said **Oscar Hodges, Jr., and Sara S. Hodges, their**

Heirs and Assigns forever. And **we** do hereby bind **ourselves, our**

Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said **Oscar Hodges, Jr., and Sara S. Hodges, their**

Heirs and Assigns, from and against **ourselves and our** Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor **s** agree, **comprehensive, fire and extended coverage,** to insure the house and buildings on said lot in a sum not less than **Three Thousand (\$3,000.00) - - - - -** Dollars in a company or companies satisfactory to the mortgagee **s**, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee **s**; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee **s** may cause the same to be insured in **mortgagors'** name and reimburse **themselves** for the premium and expense of such insurance under this mortgage, with interest.