

of Lot 51; thence with the rear line of Lot 51, S. 46 - 45 W., 57.2 feet, more or less, to an iron pin at the joint rear corner of Lots 51 and 53; thence with Lot 53, N. 60 - 56 W., 42.9 feet to the rear corner of Lot 17; thence with the line of Lot 17, N. 43 - 15 W., 90 feet to the beginning corner.

This lot is subject to subdivision restrictions and rights of way of record.

This is the same property conveyed to the mortgagor by Chestnut Hills, Inc. by deed of even date herewith to be recorded, and this is a purchase money mortgage.

The Mortgagee agrees to subordinate the lien of its purchase money mortgage to a mortgage given to a building and loan association, which mortgage shall not be in excess of sixty (60%) percent of the appraised value (as determined by said building and loan association) of the land and improvements, shall bear interest of a rate not greater than six (6%) percent.

In the event the Mortgagee subordinates the lien of its mortgage as provided above, the Mortgagor shall maintain sufficient insurance (fire and extended coverage) to pay the balance on both mortgages, and the Mortgagee shall be entitled to a mortgagee clause on said policy.

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 mortgagee, its heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.