

and Nettie May by deed dated March 24, 1947, recorded in Vol. 310 at page 169 in said R. M. C. office.

This is a first mortgage over the above described property and there are no other mortgages, judgments, nor other liens or encumbrances over the said property 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 mortgagees 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 they shall bear interest at the same rate.

This mortgage covers and is intended to cover any and all buildings and improvements now on said premises and any and all additions thereto, and any and all buildings, construction and improvements to be made thereon and thereto; and the said money is to be used only for construction and improvements to be made immediately on said premises, and for no other purpose.

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 Sarah 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 Sarah 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.