

That certain lot of land in said township, county and state, having the following courses and distances, to-wit: BEGINNING on an iron pin in center of a proposed new road, corner of the Eula Rector lot, and runs thence with the said new proposed road N. 80.00 W. 270.6 feet to an iron pin on the Mosteller line and at the head of a gulley; thence with the gulley S. 21.05 E 280 feet to an iron pin on the east side of the said gulley; thence continuing with the north bank of the gulley S. 89.45 E. 160 feet to an iron pin on the North side of the gulley and being the corner of the Eula Rector ~~line~~ lot; thence with the Eula Rector line N. 9.38 W. 216 feet to the beginning corner.

also: ~~That~~
That certain other lot, piece or parcel of land adjoining the above listed lot, described as follows: BEGINNING on an iron pin on the original Forrester line and now being the joint corner of this property being conveyed and the Southern and Hawkins line, and runs thence with the Southern line S.5.25 W. 290.5 feet to an iron pin on the Southern line and on the north side of a large waterway; thence with the Northern side of waterway N. 74.56 W. 108 feet to an iron pin; thence N. 54.50 W. 100 feet to an iron pin; thence N. 9.50 W. 214.5 feet to an iron pin; thence S.88.15 feet to the beginning corner, and containing One and Twenty nine One Hundredths (1.29) of an acre more or less. Continued on back.

Together with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said -----

E.P. Edwards and his

Heirs and Assigns forever. And ~~I~~ do hereby bind ~~myself~~ and ~~my~~ Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said -----

E.P. Edwards

Heirs and Assigns from and against ~~myself~~ ~~my~~ Heirs, Executors, and Administrators, and any and all other person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if said Mortgagor-- do and shall well and truly pay or cause to be paid unto the said Mortgagee--, or order, the said debt or sum of money aforesaid, with interest thereon, if any shall be due according to the terms of said Note--; and do and perform all of the covenants and agreements herein contained, then this Deed or Bargain shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

1. It is Covenanted and Agreed, by and between the parties that the said Mortgagor--, ----- Heirs, Executors and Administrators, shall and will insure the house and all buildings on the said premises (if any there be) in such insurance company as may be approved by the said Mortgagee-- in a sum not less than ----- Dollars, against loss or damage by fire, and the same keep insured until the above mentioned debt is fully paid, and assign the policy to said Mortgagee--, and in case that ----- fail to do so the said Mortgagee--, Executors, Administrators or Assigns may cause the same to be done and reimburse -----sel----- for the premiums and expenses with interest thereon at the rate of 8 per cent. and that the same shall stand secured by this mortgage.

2. It is also Covenanted and Agreed, that the said Mortgagor-- shall pay as they become due all taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case ----- fails so to do the said Mortgagee may cause the same to be paid and reimburse -----sel----- therefor with interest at the rate of 8 per cent. per annum, and the amount stand secured by this mortgage.

3. It is also Covenanted and Agreed, that the said Mortgagor--, ----- agents and tenants, shall keep the said premises in as good order and condition as they now are and not commit, waste or cut down the timber thereon, to such an extent as to impair the value of the same as a security for the said loan or debt herein, and that the said Mortgagee--, or holder hereof, shall be the judge as to the same as to whether it impairs the said security.

4. It is also Covenanted and Agreed, that in case of default in payment under any of the conditions of the said Note--, or failure to pay the taxes or any taxes hereinbefore specified, or to insure the house or buildings as specified hereinbefore, or to do and perform any of the other Covenants and Agreements of this mortgage for the space of TEN consecutive days, the whole amount of the principal shall thereupon immediately become due and payable to the said Mortgagee or the holder hereof.

5. It is also Covenanted and Agreed, that in case any action or proceeding of any kind to foreclose this mortgage is commenced or instituted by said Mortgagee or ----- Heirs, Executors, Administrators or Assigns a Receiver may be appointed pending such proceedings with the usual powers in such case, to take charge of the said mortgaged premises and the rents and profits of said mortgaged premises above described, to which end the same are hereby specifically pledged to said Mortgagee-- as part of ----- security. The proceeds thereof after the payment of all costs and expenses incurred in obtaining said Receiver shall be applied to the payment of the said above mentioned debt.