the construction of a five-room residence and to make other improvements on and to said property; and said funds are so being actually used therefor and for no other purpose.

This is a second mortgage over the above described property, 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 mortgagor to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his 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.

A first mortgage over said property was executed by me to John A. Park on Aug. 11, 1954, the same recorded in Vol. 605, at page 416.

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 **John A. Park, his** Heirs and Assigns forever. And **I** do hereby bind **myself, my** Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said **John A. Park, his**

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

And the said mortgagor agree **s** to insure the house and buildings on said lot in a sum not less than **Twenty Five Hundred ($2500.00) - - -- - - - - - - - - - -** Dollars in a company or companies satisfactory to the mortgagee , and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee ; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in **mortgagor's** name and reimburse **himself** for the premium and expense of such insurance under this mortgage, with interest.