

date, same to be recorded in said R. M. C. office along with this mortgage.

This mortgage is given to secure the payment of a part of the purchase price for said property and is a purchase money mortgage.

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

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 Mable Rouda Spelts, formerly Mable Rouda, her

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 Mable Rouda Spelts, formerly Mable Rouda, her

Heirs and Assigns, from and against oursel-ves 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 agree to insure, comprehensive, fire and extended coverage, 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, and to 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

mortgagors' name and reimburse herself for the premium and expense of such insurance under this mortgage, with interest.