

BEGINNING at an iron pin on the Western side of Selwyn Drive at the joint front corner of Lots Nos. 17 and 18, and running thence with the line of Lot No. 17 S. 84-16 W. 240 feet to an iron pin on the subdivision property line; thence with the subdivision property line S. 5-44 E. 90 feet to an iron pin at the joint rear corner of Lots Nos. 18 and 19; thence with the line of Lot No. 19 N. 84-16 E. 240 feet to an iron pin on the Western side of Selwyn Drive; thence with the Western side of Selwyn Drive N. 5-44 W. 90 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of the mortgagee herein dated February 17, 1961 and to be recorded herewith; this mortgage is being given to secure a portion of the purchase price.

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 Sarah P. Patten

her 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 Sarah P. Patten

her 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.