

The above described property is a part of the same conveyed to me by Crayton C. Rogers and Lillian J. Rogers, by their deed dated January 6, 1961, recorded in Vol. 666 at page 201 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 or against same prior to this mortgage.

There are now under construction and nearing completion, a frame residential building and a frame residential and store building combined, on said described property, with other improvements thereon, and this mortgage covers and is intended to cover all of same; and as to which, all costs for labor and materials have been paid in full.

It is understood and agreed that the failure of the mortgagor to pay any installment of taxes, insurance premiums or public assessments, 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 indebtedness and they shall bear interest at the same rate.

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 Sara S. Hodges, their

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 Oscar Hodges, Jr., and Sara S. Hodges, their

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 agrees to insure, comprehensive, fire and extended coverage, the house and buildings on said lot in a sum not less than Four Thousand (\$4,000.00) Dollars in a company or companies satisfactory to the mortgagee, S, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee S; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagees may cause the same to be insured in

mortgagor's name and reimburse themselves for the premium and expense of such insurance under this mortgage, with interest.