

BOOK 1027 PAGE 20

BEGINNING at a point on Westerly side of Main Street at the joint front corner of Lots 2 and 3, which point is opposite the center of an 18 inch party wall, and running thence along the center of said 18 inch party wall N. 55-53 W. 110.9 feet to a point on the Westerly edge of the Westerly wall of the building hereby conveyed; thence continuing N. 55-53 W. 8 feet to a point at the joint rear corner of Lots 2 and 3; thence N. 34-08 E. 26.35 feet to a point at the joint rear corner of Lots 3 and 4; thence along the common line of said two lots S. 55-53 E. 8 feet to a point on the Westerly edge of the Westerly Wall of the building hereby conveyed, which point is opposite a partition wall; thence along the center of said partition wall S. 55-53 E. 110.9 feet to a point on the Westerly side of Main Street; thence along the Westerly side of Main Street, <sup>thence</sup> S. 34-08 W. 26.35 feet to the point of beginning, and being the same premises conveyed to mortgagor by the mortgagees even date herewith.

This mortgage is made subject to easements and right of way heretofore granted by prior property owners to Piedmont Water, Sewer and light District, Duke Power Company or its predecessors, and Southern Bell Telephone and Telegraph Company as the same may affect the

the within described property.

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

Sara T. Brooks and Willie B. Gray,

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 mortgagee, 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 I, the said mortgagor, agree to insure the house and buildings on said land for not less than Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning, of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.