

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 J. H. Henderson Jr. his 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 J. H. Henderson, Jr. his heirs and assigns from and against me and my heirs, executors, administrators and assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And it is agreed, by and between the parties hereto that the mortgagor is to insure house and buildings on said lot in a sum of not less than Three Thousand and no/100 Dollars 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 his name and reimburse him for the premium and expense of such insurance under this mortgage.

And it is agreed, by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then, and in that event, the said mortgagee his successors or assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expense attending such proceedings and the execution of the said trust as received, shall apply the residue of the said rents and profits towards the payment of the debt secured hereby.

And it is further agreed, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an