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

It is understood and agreed that the failure of the mortgagor to pay any installment of taxes, public assessments or insurance premiums, 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 debt, 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 Sarah 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 Sarah 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.