

thence along said creek as the line, N. 77-00 E. 390 feet to a bend in said creek; thence N. 62-00 E. 315 feet to a bend in said creek; thence N. 44-45 E. 318 feet to a bend in said creek; thence S. 89-00 E. 118 feet to a bend in said creek; thence S. 46-00 E. 225 feet to a water oak on the Southeast side of a county road; thence along the center of said road as the line, N. 40-00 E. 152 feet to an iron pin at a bend in said road; thence N. 30-05 E. 1061 feet to a stake in the center of the intersection of said county road and the Dunklin Bridge Road; thence N. 42-30 W. 585.5 feet to a point just Northeast of the Dunklin Bridge Road; thence N. 49-30 W. 226 feet to a point; thence N. 50-30 W. 1532 feet crossing the Dunklin Bridge Road to a point in the old road, which is also the line; thence along the old road, N. 28-30 W. 266 feet; thence N. 18-41 W. 589.1 feet crossing the Dunklin Bridge Road to the beginning corner, and being bounded on the North by property of the estate of W. H. Rice, on the East by the Dunklin Bridge Road, on the South by a county road and Horse Creek, and on the West by lands of John Chapman and Fred Watkins. Being the same conveyed to me by James K. Traynham by deed of even date herewith, not yet recorded.

Also included in this mortgage is the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in any-wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, its successors 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, its successors and assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And it is hereby agreed that the mortgagor shall insure his life in the amount of \$....., and assign said policy to the mortgagee, its successors or assigns, and does hereby expressly authorize the mortgagee to advance premiums upon said policy or policies annually and to add such premiums advanced to the balance due on this mortgage, and the mortgagor agrees to repay said premiums in twelve equal monthly instalments in addition to the monthly payments herein above set out, with interest at the same rate as provided in this mortgage.

And I do hereby agree to insure the house and buildings on said lot in a sum not less than Fifteen Thousand and No/100 - - - (\$15,000.00) Dollars fire insurance and not less than Fifteen Thousand and No/100 - (\$15,000.00) Dollars extended coverage insurance, in a company or companies acceptable to the mortgagee, and to keep same insured from loss or damage by fire or windstorm, and do hereby assign said policy or policies of insurance to the said mortgagee, its successors and assigns; and in the event I should at any time fail to insure said premises, or pay the premiums thereon, then the said mortgagee, its successors and assigns, may cause the buildings to be insured in my name, and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest.