

There is located upon the above described property a 6-room frame residence building and other improvements, and this mortgage is given to secure funds with which to pay a part of the purchase price for said property.

This is a second mortgage over the above described property, being second and junior to a first mortgage over same, executed by me to John A. Park, this date, for the sum of Thirteen Hundred (\$1300.00) Dollars, the same to be recorded in said R. M. C. office along herewith; and said mortgage to John A. Park is hereby expressly acknowledged to be a first mortgage over the property.

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 mortgagee may, at his 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.

See Plat Book "T", page 401.

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 **E. E. Watson, his**

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 **E. E. Watson, his**

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.