

encumbrances over or against same prior to this mortgage.

There is located on the above described property, a frame residential building and other improvements.

It is understood and agreed that the failure of the mortgagors 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 Sara 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 Sara 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.

And the said mortgagors agree to insure <sup>comprehensive, fire and extended coverage,</sup> the house and buildings on said lot in a sum not less than Thirty Five Hundred (\$3500.00) - - - - - Dollars in a company or companies satisfactory to the mortgagees, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagees; and that in the event that the mortgagors shall at any time fail to do so, then the said mortgagees may cause the same to be insured in mortgagors' name and reimburse themselves for the premium and expense of such insurance under this mortgage, with interest.