

the construction of a six-room cement block dwelling house and other improvements on said described property, all of which are now under process of construction thereon, and this is a construction 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 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.

This is a third mortgage over the above described property, being junior to first and second mortgages executed by me to John A. Park as follows: First, for \$100.00 dated Dec. 16, 1950, recorded in Vol. 486, page 160; and Second, for \$500.00 dated Jan. 7, 1953, recorded in Vol. 550, page 146, in R. M. C. office.

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 John A. Park, 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 John A. Park, 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.

And the said mortgagor agree <sup>comprehensive, fire and extended coverage,</sup> to insure the house and buildings on said lot in a sum not less than Fifteen Hundred (\$1500.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee, 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 mortgagor's name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.

*John A. Park*

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