

This mortgage is given to obtain funds with which to make certain additional improvements to said residential building and are being used for said purpose and for no other purpose.

This is a third mortgage over said property, being junior to a first and second mortgage executed by us to John A. Park, the first being for \$1500.00, dated Jan. 24, 1956, recorded in Vol. 666, page 119, and the second being for \$500.00, dated July 7, 1956, recorded in Vol. 683, page 484 in R.M.C. office; but there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that mortgagor 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.

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 we do hereby bind ourselves, our 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 ourselves and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor ~~s~~ agree to insure ^{comprehensive, fire and extended coverage,} the house and buildings on said lot in a sum not less than Three Thousand (\$3,000.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee, and to 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 mortgagors' name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.