

BEGINNING at a stake on the Northwestern side of Minus Street at corner of Lot No. 7 in said Block and running thence along said Lot, North 44-50 West 150.3 feet to a stake; thence South 47-45 West 50 feet to a stake at the corner of Lot No. 5; thence along the dividing line between said Lots Nos. 5 and 6, S. 44-50 East 150.4 feet to Minus Street; thence along said Street, North 47-45 East 50 feet to the beginning point. This is one of the lots of land conveyed to W. O. Groce by deed of Mrs. Henrietta Sydnor, et al, dated June 27, 1945, and recorded in the R. M. C. Office in Deed Book 278 at page 290, reference to which is hereby made.

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 Investment Ten, Inc., its Successors

~~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 mortgagee, Investment Ten, Inc., its Successors, ~~Heirs~~ 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 I, the said mortgagor, agree to insure the house and buildings on said land for not less than One Thousand Five Hundred and No/100 - - - - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.