

the said alley-way area the grantor does not warrant the same for want of information as to authority so to do, but the said alley-way as between Lots Nos. 2 and 3 and extended along between Lots 3 - 4 and 5 - 6 has never been opened, used, nor recognized and is known only on the plat of land from which this description is taken. Said property is more specifically shown on plat of property labelled "W. H. Groce", prepared by H. S. Brockman, December 18, 1957, being known and designated as Lots Nos. 3, 4, 5 and 6 (except proper alley-ways) on said plat and containing the dwelling of said Annie R. Groce.

The party for whom the mortgagor is Committee is his wife.

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 Thomas Earle Duncan and D. V. Duncan, <sup>their</sup> Heirs and Assigns forever. And I do hereby bind myself

and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Thomas Earle Duncan and D. V. Duncan,

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 mortgagor agrees to insure the house and buildings on said lot in a sum not less than total insurable value 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 owner's name and reimburse owner for the premium and expense of such insurance under this mortgage, with interest.