

This mortgage covers all furniture, fixtures, furnishings and equipment located in the premises. The mortgagors have the privilege of substituting the aforesaid furniture, fixtures, furnishings and equipment provided such substituted equipment shall be covered by this mortgage and shall be of comparable value to that now in existence.

Mortgagors are to maintain the property, furniture, fixtures, furnishings and equipment in a reasonable state of repair, normal wear and tear excepted. Upon failure of the mortgagors to so maintain the premises, the mortgagees may either enter the premises and make such repairs, charging the same to the mortgage indebtedness, or, at their option declare that the full balance of the mortgage is due and payable.

If the mortgagors default on the above reference mortgage to the First Federal Savings and Loan Association, such default shall constitute a default of this mortgage and the note which it secures.

Failure to pay pro-rated share of 1960 taxes will constitute a default on the part of the mortgagors.

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

Porter F. Vaughn and Betty Jo Cooper, their

Heirs and Assigns forever.

And we do hereby bind itself, its ^{Successors} ~~Heirs~~ Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, ^{Successors} their Heirs and Assigns, from and against it, its ~~Heirs~~ Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And it, the said mortgagor..., agree to insure the house and buildings on said land for not less than One Hundred Forty Thousand One Hundred Seventy Five and 42/100 (\$140,175.42) * * * * * 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 it 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 mortgagor 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 it 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.