

of said Lollis lot to point, iron pin; thence, continuing along line of said Lollis lot, S. 47-55 E. 116 feet to the point of beginning.

The above described property is the same this day conveyed to us by Perry Jennings by his deed of this date, same to be recorded in the R. M. C. office along with this mortgage; and this mortgage is given by us to obtain funds with which to pay a part of the purchase price for said property, and said funds are actually being used by us for said purpose and for no other purpose, and this is a purchase money mortgage.

This is a first mortgage over the above described property and there are no other mortgages, judgments, nor other liens or encumbrances over or against said property prior to this mortgage.

There are located on the above described property two (2) residential buildings, one of which is in process of construction, and other improvements; and all of which this mortgage covers and is intended to cover, including all other and further additions and construction.

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments and 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.

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 **agree** to insure **comprehensive, fire and extended coverage,** the house and buildings on said lot in a sum not less than **Thirty Five Hundred (\$3500.00)** - - - - - 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.