

Together with an easement over the 20-foot surface treated drive shown on said plat across the entirety of said Tract 3, and together with all easements for water lines, roads, and other utilities across Tract 3 to the extent the same are now in existence for the use and benefit of the portion of Tract 3 herein conveyed.

This conveyance is subject to the easement of said 20-foot drive for the benefit of the remainder of Tract 3 and to all easements, roads, water lines and rights of way which may be in any manner for the use and benefit of the rest of Tract 3. This conveyance is further subject to rights of the public in the paved street shown on said plat.

Also, all of my right, title and interest in Tract 2 as shown on said plat together with all easements relating thereto, as is more fully set out in the deed from R. M. Caine to me of even date herewith, to be recorded.

This mortgage is to secure funds lent by R. M. Caine to Effie Lloyd Allen Beattie, and is not for any portion of the purchase price of the mortgaged property.

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 R. M. Caine his 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 R. M. Caine

his Heirs and Assigns, from and against 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 ~~the mortgage~~ ^{the value} in a company or companies satisfactory to the mortgagee and to accept the cash insured for or damage by fire and assign the policy of insurance to the said mortgagee and that in the event the mortgagee shall at any time fail to do so then the said mortgagee may cause the same to be insured and reimburse ~~the mortgagee~~ ^{the mortgagee} for the premium and expense of such insurance under this mortgage with interest.