

BEGINNING at an old iron pin on the bank of Beaverdam Creek and running with said Creek S. 48-46 E. 286.3 feet to an old nail and cap in the center of a roadway; thence S. 34-48 E. 57.4 feet to an old iron pin on the bank of Beaverdam Creek; thence S. 33-37 W. 450 feet to a point; thence S. 68-20 W. 978.5 feet to a point; thence N. 43-08 E. 1,331.6 feet to the point of beginning.

Anything to the contrary notwithstanding, the outstanding principal balance and accrued interest on the lien secured by this mortgage shall become immediately due and payable, at the sole election of the Mortgagees, upon the transfer by the Mortgagor of any interest in any portion of the real property described above even if such portion has been released from the lien of this mortgage prior to the transfer of an interest therein, provided however that these provisions shall not be applicable with respect to the creation of a mortgage lien interest on any portion of the property which may be released as hereinbefore provided.

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 mortgagee(s) and its (his, their) (successors) Heirs and Assigns forever.

And the mortgagor(s) does (do) hereby bind his (their) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its (his, their) (successors) Heirs and Assigns, from and against his, (their) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor(s), agree to insure the house and buildings on said land for not less than _____ 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(s), and that in the event he (they) 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(s) to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee(s) may, at his (their) 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 the said mortgagor(s), 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.

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