

quitclaim deed by M. L. Ward, dated Apr. 30, 1949, recorded in Vol. 381, page 444, in said R. M. C. office.

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

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

*For value received I hereby assign, transfer and convey to John A. Banks the within mortgage and the note which it secures, without warranty, this 10th day of February, 1951.*

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 W. G. Sirrine,

his Heirs and Assigns forever. And we do hereby bind ourselves and

our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said W. G. Sirrine,

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.