

in a southerly direction, Fifty (50) feet along the western side of Sumter Street to the point of beginning.

The above described property is the same conveyed to me by Cecil W. Holcombe and Ella Lee May Holcombe by deed dated August 17, 1957, recorded in said R.M.C. office in Vol. 582 at page 533.

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 same prior to this mortgage.

There is located on the above described property a dwelling house and other improvements.

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 Oscar Hodges, Jr., and Sara S. Hodges, their 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 Oscar Hodges, Jr., and Sara S. Hodges, their

Heirs and Assigns, from and against myself and 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 agree to insure comprehensive, fire and extended coverage the house and buildings on said lot in a sum not less than One Thousand (\$1,000.00) 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 mortgagor's name and reimburse themselves for the premium and expense of such insurance under this mortgage, with interest.