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The mortgagee does hereby bind herself, her heirs and assigns, to execute unto the mortgagors, at their request, releases from the lien of this mortgage as to any portions of or lots cut from the mortgaged property upon payment therefor at the rate of \$1,200.00 per acre as to any lot having a border on Pelham Road and \$900.00 per acre as to any other lots. However, no lot shall be released herefrom until after January 15, 1968.

The Mortgagors herein further agree that lots shall not be cut off and sold in such a manner as to deprive the remaining property of a suitable way of ingress and egress to Pelham Road by suitable street or right of way.

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 Margaret C. Long, her heirs and assigns forever.

Heirs and Assigns forever.

And We do hereby bind ourselves, our Heirs, ^{Successors} Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, her Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And We, the said mortgagors, 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, and that in the event We 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 to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his 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 We the said mortgagors, 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.