

should it be permitted to deteriorate to such an extent that it cannot be so used then it is to revert to the grantor. And in case of reversion for any of the reasons stated the grantee shall have no further interest or claim or right to the lands on which the building now stands and the right of ingress and egress thereto. And it is a further condition to this conveyance that the grantees shall keep the building located on the mentioned parcel of land and any additions thereto or replacements thereof insured against fire and wind storm and in case of any damage to the building by fire or wind storm to use the insurance for the repair or replacement of the said building^{but} should the said grantee not carry insurance on the building as herein provided or having carried such insurance does not immediately repair or replace the damaged or destroyed building from the proceeds thereof then title to the property shall revert to the grantor and any insurance funds recovered by reason of such damage or loss shall become the property of the grantor and in case of damage or destruction to the building any new building or remodelled building erected on the site of the present Felton Hall shall likewise be covered by insurance under the same terms and conditions.

The above described land is _____ the same conveyed to me by _____
 _____ on the _____ day of _____
 19 _____, deed recorded in office Register of Mesne Conveyance for _____
 _____ County, in Book _____ Page _____

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 Premises before mentioned unto the said _____
Chapman Grove Community Club, its successors and

_____ Heirs and Assigns forever, subject to the provisions and conditions herinabove set forth.