the Rights, Members, Hereditaments and appurtenances to the said Premises belonging; or in any wise incident or appertaining.

To have and to hold all and singular the said Premises unto the said Dr. C. H. S. Henderson his heirs and assigns forever And I do hereby bind myself and my heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Dr. C. H. S. Henderson his heirs and assigns from and against me and my heirs, Executors, Administrators and assigns, and all other persons lawfully claiming or to claim the same or any part thereof.

And it is Agreed, by and between the said parties that the said mortgagor heirs, Executors or administrators, Shall and will forthwith insure the House and Buildings on said lot and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said Executors, Administrators or assigns, and in case he or they shall at any time neglect or fail so to do, then the said mortgagee, Executors, Administrators or assigns, may cause the same to be insured in their own name, and reimburse themselves for the premium and expenses of such insurance under the mortgage.

Provided Always, Nevertheless, And it is the true intent and meaning of the parties to these presents, that if I the said C. W. Mims do and shall well and truly pay or cause to be paid unto the said Dr. C. H. S. Henderson the said debt or sum of money aforesaid, with the interest, thereon, if any shall be due, according to the true intent and meaning of the said note, and condition thereunder written, and all sums of money provided to be paid by the mortgagor his heirs, Executors, Administrators or assigns, under the covenants of this mortgage, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue, And it is agreed by and between the said parties, that C. W. Mims is to hold and enjoy the said Premises until default of payment shall be made. And it is further agreed