

Singular the premises before mentioned unto the said W. R. Barringer, his 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 W. R. Barringer, his heirs and assigns, from and against myself and my heirs executors and administrators and assigns, and every person, whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings in a sum not less than thirty four thousand dollars, in a company or companies acceptable to the mortgage and keep the same insured from loss or damage by fire and assign the policy or policies of insurance to the said mortgage; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgage may cause the same to be insured in his name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, I hereby assign the rents and profits of the above described premises to said mortgage, or his heirs, executors, administrators or assigns, and agree that any judge of the Circuit Court of said State may, at Chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying cost of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rent and the profits actually collected.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor do and well and truly pay or cause to be paid unto the said mortgage the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of 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.

And it is agreed by and between the said parties that the said mortgagor is to hold and enjoy the said premises until default in payment

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