

Franklin, being a part of the land conveyed to the Wyatta Company by deed of J. G. Mauldin dated June 24, 1927 and recorded in Volume 120 at page 377.

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 Southeastern Life Insurance Company, its successors and assigns, and the said mortgagor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said Southeastern Life Insurance Company, its successors and assigns, from and against itself and its successors and assigns, and every person lawfully claiming or to claim the same or any part thereof.

And the same mortgagor agrees to insure and keep insured, the houses and buildings on said lots in a sum not less than One Thousand (\$1000.00) Dollars, in a company or companies satisfactory to the mortgagee, from loss or damage by fire, and assign and deliver the policy of insurance to the said mortgagee, and that in the event the mortgagor shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee, at its election, may on such failure declare the debt due and institute foreclosure proceedings.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in case of failure to keep insured for the benefit of the mortgagee the houses and buildings on the premises against fire risk, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases, the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.