

by W. A. Hester, Surveyor, and recorded in the Book of Plats in the R. M. Co's office and being a portion of that tract of land containing ten acres, and conveyed to the late R. L. Andrea by H. P. McKee, W. P. Conger and W. J. Henderson Trustees, by deed dated Nov 8, 1916 and recorded in the R. M. Co's office in Vol 40 on page 256.

This being the same property this day conveyed to the mortgagor herein by the mortgagee and this mortgage being given to secure the purchase price thereof.

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 Agnes Andrea Cobb, her 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 Premises unto the said Agnes Andrea Cobb, her Heirs and assigns, from and against myself and my Heirs, Executors, Administrators and Assigns and all others lawfully claiming or to claim the same, or any part thereof.

And it is agreed, by and between the said parties, that the said Mrs Celestine S. Andrea, her Heirs, Executors or Administrators, shall and will ensure the house and buildings on said premises, and keep the same insured from loss or damage by fire, and assign the Policy of Insurance to the said Agnes Andrea Cobb, and <sup>in case</sup> that she or they shall, at any time, neglect or fail so to do, then the said Agnes Andrea Cobb may cause the same to be insured in her name and reimburse herself for the premium and expense of such insurance together with interest on the amount so paid, at the rate of eight per cent per annum, from the date of such payment, under this mortgage.

And it is further agreed and covenanted by and between the said parties, that until the debt hereby secured be paid, the said mortgagor, her Heirs, Executors, Administrators or Assigns shall and will pay all taxes on the property hereby mortgaged, when due and payable; and in case she fail to do so, the said mortgagee, her Executors, Administrators or Assigns, may pay said taxes together with any costs or penalties incurred thereon, or any part thereof, and reimburse herself for the same, together with interest on the amount so paid, at the rate of eight per cent per annum, from the date of such payment under this mortgage.

And it is further agreed that if at any time any part of the debt hereby secured be past due and unpaid the mortgagor, her Heirs, Executors, Administrators or Assigns shall hereby assign the rents and profits of the above