

Beginning at an iron pin on the West side of McDaniel Avenue, 193.2 feet from the Southwest corner of McDaniel Avenue and Camille Street, and running thence N 88-46 W. 189.9 feet to an iron pin in rear line of Lot 15; thence S 5-08 W 90 feet to an iron pin, joint rear corner of Lots 16, 17, 22 and 23; thence with the joint line of Lots 22 and 23, S 89-00 E 182.8 feet to an iron pin on the West side of McDaniel Avenue; thence with the West side of McDaniel Avenue N 9-35 E 90 feet to the beginning corner.

This is the same property conveyed to the said D.J. R. Suffredini by deed of Iris L. Pearce dated June 27, 1947. This is a second mortgage.

AND IT IS AGREED, That the mortgagor herein is to keep the building on said premises insured against loss by fire and windstorm for its full insurable value in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as its interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of four per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee Pendleton Manufacturing Company, its successors and assigns.

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 Pendleton Manufacturing Company, its successors 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 Pendleton Manufacturing Company, its successors and assigns from and against me and my Heirs, Executors, Administrators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said D. J. R. Suffredini do and shall well and truly pay or cause to be paid, unto the said mortgagee herein the said debt, or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, and any renewal thereof and condition thereunder written, 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 D. J. R. Suffredini is to hold and enjoy the said premises until default of payment shall be made.