

84.6 feet to an iron pin; thence along the line of Sylvan Hills Subdivision N. 28-10 W. 245.5 feet to an iron pin, the joint corner of the property described herein and property now or formerly owned by Annie S. McAbee; thence along the common line of said properties N. 78-26 E. 345.2 feet to an iron pin on the Western edge of the right-of-way of Augusta Road; thence along the Western edge of said right-of-way S. 1-20 E. 197.7 feet to an iron pin, the beginning corner.

The above described land is the same conveyed to me by Annie S. McAbee by deed dated February 28, 1950, and recorded in Book 404, page 161, said R. M. C. office.

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 Sinclair Refining Company, its Successors 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 mortgagee, its Successors and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure all the buildings and improvements on the said land for not less than the full insurable value thereof, in such form and with such company or companies as shall be acceptable to the mortgagee; and to keep the same insured during the continuation of this mortgage from loss or damage by fire, lightning, and the perils of extended coverage, and such other perils as may be required by the mortgagee; and to make loss under the said policy or policies of insurance payable under a standard mortgagee clause to the mortgagee, as its interest may appear; and to provide in the said policies that any insurance money paid the mortgagee may, at the mortgagee's election, be retained and applied by it toward payment of the indebtedness secured herewith, or may be paid, wholly or in part, to the mortgagor for the repair, restoration or replacement of the property damaged or destroyed, or for any other purpose or obligation satisfactory to the mortgagee, and that in the event of any change in the insurance or cancellation of the said policy or policies, ten (10) days' prior notice shall be given to the Insurance Department, Sinclair Refining Company, 630 Fifth Avenue, New York City, New York; and that in the event that I shall at any time fail to maintain the policies of insurance in the manner described hereinabove, then the mortgagee may cause the said properties to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. And I, the said mortgagor, further agree that, from the date that construction is commenced until the date that construction is completed, I shall maintain upon the gasoline and oil filling and service station referred to in the promissory note secured hereby, a full and complete coverage of Builder's Risk insurance, which