

said river north 55 degrees 30 minutes east 6.50 chains; thence south 72 degrees 30 minutes east 127 chains; thence north 67 degrees 45 minutes east 5.40 chains; thence north 61 degrees 00 minutes east 2.28 chains; thence south 50 degrees 00 minutes east 1.25 chains; thence north 75 degrees 30 minutes east 3.10 chains; thence north 85 degrees 00 minutes east 9.75 chains to willow on north side of river, the beginning point.

Being the same land that was conveyed to William J. Ferry by a certain deed made by John C. Landrum dated August 9, 1943.

Subject, however, to such easements and right-of-ways upon, across or through the above-described lands as heretofore may have been granted by the Mortgagee or its predecessors in title for the construction, operation and maintenance of public utility systems, streets, roads and walks.

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 Mortgagee and assigns, forever.

MORTGAGORS, for themselves, their heirs, executors, administrators and assigns, do hereby and by these presents covenant and agree:

1. That this is a purchase-money mortgage;
2. To pay, before the same shall become delinquent, all taxes, assessments, levies, liabilities, obligations and encumbrances of every nature whatsoever, which may affect said premises or the Mortgagee's rights or interests therein or the indebtedness hereby secured, and promptly to deliver to the Mortgagee, without demand, receipts evidencing such payments;
3. Immediately upon the execution of this mortgage to provide, and thereafter continuously to maintain, fire insurance policies and such other insurance policies as Mortgagee may then or from time to time require upon the buildings and improvements now situated or hereafter constructed in or upon said premises. Said fire and other insurance policies shall be deposited with the Mortgagee and shall be with companies, in amounts and on terms and conditions approved by the Mortgagee.
4. That the Mortgagors will record this mortgage at their expense in the Office of the Register of Mesne Conveyance, in said County.

PROVIDED, always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the Mortgagors shall well and truly pay, or cause to be paid, unto the Mortgagee 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 promissory note evidencing the same, then this mortgage shall cease, determine and be utterly null and void; otherwise, it shall remain in full force and effect.

AND MORTGAGORS DO HEREBY FURTHER AGREE that time is of the essence of this mortgage and of the note herein referred to, and SHOULD DEFAULT be made in the payment of any installment due under said note or under any extension or renewal thereof, or should the Mortgagors