

in southern line of an alley; thence N. 79-45 W. 50 feet along the southern line of said alley to point, joint rear corner with lot No. 19; thence S. 10-15 W. 125 feet along line of said Lot No. 19 to a point on northern side of Highlawn Avenue; thence S. 79-45 E. 50 feet along northern side of Highlawn avenue to the point of beginning.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

This mortgage is given to secure funds with which to pay a part of the purchase price for said property and same are so being actually used for said purpose and for not other.

It is understood and agreed that the failure of the mortgagor to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagees may, at their option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt, and they shall bear interest at the same rate.

This mortgage covers and is intended to cover any and all improvements and buildings now on said premises, as well as any and all buildings and improvements to be or that may be erected thereon.

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 Oscar Hodges, Jr., and Sara S. Hodges, their

Heirs 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 Oscar Hodges, Jr., and Sara S. Hodges, their

Heirs and Assigns, from and against myself and my

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.