

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 **Shelton J. Rimer,**  
**his Heirs** and assigns forever. And **we** do hereby bind  
**ourselves and our** heirs, executors, and administrators, to warrant and forever defend all and  
singular the said premises unto the said **Shelton J. Rimer,**  
**his Heirs** and assigns, from and against **us and our** heirs,  
executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same  
or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagors and their  
heirs, executors or administrators, shall and will forthwith insure the house and building on said lot,  
and keep the same insured from loss or damage by fire in the sum of **Thirteen Thousand (\$13,000.00)**  
**Fire and Ext. Coverage** Dollars, and assign the policy of insurance to  
the said **Shelton J. Rimer, his Heirs** or assigns. And in  
case he or they shall at any time neglect or fail so to do, then the said **Shelton J. Rimer,**  
**his Heirs** or assigns, may cause the same to be  
insured in **his** own name, and reimburse **himself** for the premium  
and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or  
principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and  
payable at once.

AND IT IS FURTHER AGREED, That said Mortgagors and their heirs and assigns, shall  
pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of  
this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become  
due and payable, if the mortgagee shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents,  
that if **we** the said **James M. Crain and Lamar Partain**  
do and shall well and truly pay, or cause to be paid unto the said **Shelton J. Rimer**  
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 condition  
thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And  
the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators  
and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and  
after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.