

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 Ben S. Irvin
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 Ben S. Irvin

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

And the said mortgagor s agree to insure the house and buildings on said lot in a sum not
less than \$350.00 Dollars
in a company or companies satisfactory to the mortgagee , and keep the same insured from loss
or damage by fire, and assign the policy of insurance to the said mortgagee ; and that in the event
that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same
to be insured in his name and reimburse himself
for the premium and expense of such insurance under this mortgage, with interest.