

The above described property is the same conveyed to me by James Wilson, Jr., by his deed dated July 29, 1955, to be recorded in the R. M. C. office along with this mortgage.

This mortgage is given to secure funds with which to complete the construction of a four-room frame residential building and other improvements on said property, and for no other purpose, and covers and is intended to cover any and all building and improvements now on said premises, as well as any and all construction and additions to be made.

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

It is understood and agreed that the failure of the mortgagor to pay any installments of taxes, public assessments and insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his 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.

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 John A. Park, his 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 John A. Park, his

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.

And the said mortgagor agrees <sup>comprehensive, fire and extended coverage,</sup> to insure the house and buildings on said lot in a sum not less than Two Thousand (\$2,000.00) - - - - - 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 mortgagor's name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.