

As a part of the consideration for this deed, it is understood between the parties hereto that the above described property shall never be used for any purpose except residences, schools or churches. It is agreed that this covenant shall run with the land and is made for the express benefit of the Grantor, her Executors, Heirs and Assigns, and for the benefit of any other persons or firms who may now or who may hereafter acquire any part of the known as the Ella P. Groce homeplace.

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 **Taylor's Lumber Co, Inc.** and their 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 **Taylor's Lumber Co. Inc.**

and their 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 **Forty Seven Hundred Ninety two and 70/100** -----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 **Taylor's Lumber Co. Inc. 's** name and reimburse themselves for the premium and expense of such insurance under this mortgage, with interest.