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.

There is under construction on said property, a five-room and bath cement block residential building and other improvements, and this mortgage is given to obtain funds with which to complete the construction of said building and improvements, and same are being used for said purpose and for no other purpose, and this is a construction mortgage; and this mortgage covers and is intended to cover any and all buildings now on said property and any and all to be placed thereon, with any and all additions thereto.

It is understood and agreed that the failure of mortgagor to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that 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 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 to insure comprehensive, fire and ~~comprehensive~~ extended coverage, 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 to 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.