

house and other improvements.

This mortgage is given to obtain funds with which to make certain improvements on and to said property and are to be so used and for no other purpose.

This is a second mortgage over the above described property, being second and junior to a first mortgage over same executed by us to John A. Park for the original sum of \$2500.00, dated October 24, 1958, recorded in Vol. 763 at page 418 in R.M.C. office on Oct. 25, 1958; but there are no other mortgages, judgments, nor other liens or encumbrances, ever or against same prior to this mortgage.

It is understood and agreed that the failure of the Mortgagors to pay any installment of taxes, public assessments or 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 **we** do hereby bind **ourselves,**
our 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 **ourselves 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 agree to insure **comprehensive, fire and extended coverage,** the house and buildings on said lot in a sum not less than **Three Thousand (\$3,000.00)** - - - - - 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

mortgagors' name and reimburse **himself** for the premium and expense of such insurance under this mortgage, with interest.