

office; and the same, in, of and to which the said Austin Allen, Jr., conveyed his undivided interest to Marjorie Allen, Mortgagor herein, by deed dated June 25, 1959, same to be recorded in said R.M.C. office along with this mortgage.

AND, ALSO, TOGETHER WITH that certain right-of-way, easement, for a roadway for the purposes of travel, ingress and egress, Twelve (12) feet in width at all points, on, over and across their adjoining tract of land in said Township, County and State, all as conveyed to Marjorie Allen, Mortgagor herein, by Malvin Ashmore and Nellie Ashmore in and by their certain deed of this date, same to be recorded in said R. M. C. office along with this mortgage.

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.

It is understood and agreed that the failure of the Mortgagor to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that Mortgagees may, at their 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.

There is located on the above described property a dwelling house and other improvements.

The said road leading from Dunham Bridge Road to the Anderson Road, is now known as Hollywood Drive.

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 Oscar Hodges, Jr., and Sara S. Hodges, their

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 Oscar Hodges, Jr., and Sara S. Hodges, their

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.

**comprehensive, fire and extended coverage,**

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than **Twenty Five Hundred (\$2500.00)** - - - - - Dollars in a company or companies satisfactory to the mortgagees, 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 mortgagees may cause the same to be insured in

mortgagor's name and reimburse themselves

for the premium and expense of such insurance under this mortgage, with interest.