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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 R.C. Ayers  
his 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 R.C. Ayers, his  
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 agree to insure the house and buildings on said lot in a sum not less than  
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

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