

approximately N. 15 E. 48.2 feet to a point on the southeasterly side of the right-of-way of Interstate Highway 85; thence turning and running along the southeasterly side of said right-of-way, N. 53-26 E. 922.0 feet; thence continuing along said right-of-way, N. 49-37 E. 349.5 feet to the point of beginning.

Together with all the right, title and interest of the mortgagors in and to the portion of the property lying on the southeasterly side of the center line of Interstate Highway 85 and to the southeasterly line of said right-of-way.

Being the same property conveyed to the mortgagors herein by deed of even date of Stella V. Adams.

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 Stella V. Adams, her

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 mortgagee, her Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagor S, agree to insure the house and buildings on said land for not less than Twenty Thousand and no/100 (\$20,000.00) Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event we shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided, and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagor S, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.