

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 David A. Gaston, his heirs, assigns and successors 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 David A. Gaston, his heirs, executors, administrators, and assigns, against us and our heirs, executors and administrators and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

And to further secure the said debt, we do further covenant and agree to insure in such companies as the mortgagee may approve, the buildings located on said premises, or which may hereafter be erected thereon, against loss or damage by fire, for at least FIVE THOUSAND (\$5,000.00 -- Dollars. so long as said debt or any part thereof remains unpaid; said policy or policies to be placed in possession of mortgagee, and made payable to mortgagee as his interest may appear; and in the event we fail or neglect, or should our assigns or heirs fail or neglect to effect such insurance, then the mortgagee his executors, administrators or assigns may cause the same to be insured, and the premiums so paid shall rank as a part of the mortgage debt.

And we do further covenant and agree that in the event suit is begun, or legal process is invoked by any means, to collect said debt or any part thereof, or if said debt is collected after maturity by or through an attorney, then that, in addition to the amount then found due thereon, there shall be added ten per centum thereof for Attorney's fees, which sum shall rank as a part of the mortgage debt.

And it is also further covenanted and agreed that upon default in the payment of any one of the said notes, or installments of the mortgage debt secured hereby, or any part thereof, or any part of the interest due and payable on any one or more of said installments, or on the entire mortgage debt, then, in the event of such failure or default, the entire debt secured hereby shall become due and collectible at the election of the mortgagee, and said mortgagee or his assignee may proceed to collect the same by foreclosure hereof, the same as if the entire debt had reached maturity according to the tenor of said notes or according to whatever else may evidence said debt.

PROVIDED, That if we the said E. Douglas Patton and Mrs. Kennon H. Patton do and shall well and truly pay the said sum of money aforesaid, with the interest thereon, according to the tenor of said notes.

or according to whatever else may evidence said debt then this deed of mortgage shall be void, otherwise of full force.

WITNESS our hand and seal this 15th day of May, A. D. 19 65

Signed, Sealed and Delivered in the Presence of

Arthur L. Gaston

E. Douglas Patton (Seal)

Mrs. Kennon H. Patton (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)