

BEGINNING at an iron pin on the Western edge of Leyswood Drive; joint corner of Lots 139 and 140, and running thence along the joint line of said lots following the center of a 10-foot drainage easement, S. 72-45 W. 157.8 feet to an iron pin; thence S. 21-10 E. 60 feet to an iron pin at the rear corner of Lot 141; thence along the line of Lot 141, S. 76-38 E. 144.7 feet to an iron pin on the Western edge of Leyswood Drive; thence along the Western edge of Leyswood Drive, following the curve thereof, the chords being N. 11-40 E. 50 feet and N. 14-02 W. 90 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of J. W. Pitts, to be recorded of even date herewith.

This mortgage is second and junior-in-lien to the mortgage held by First Federal Savings & Loan Association, dated April 22, 1966, recorded in Mortgage Book 1029, at page 317, which the above mortgagors have assumed and agreed to pay.

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 J. W. Pitts, 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 mortgagee, his 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 mortgagors, agree to insure the house and buildings on said land for not less than **Four Thousand, Eight Hundred and 00/100 (\$4,800.00) - - - -** 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 mortgagors, 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.