

thence continuing with said creek as the line 195 feet to point on Lynn Street, corner of property of Rodgers; thence along Lynn Street 180 feet, more or less, to the point of beginning.

Mortgagor agrees to obtain, and deliver to Mortgagee, written and unconditional waivers of mechanics liens upon the real property mortgaged hereunder, for all work, labor and services to be performed and materials to be furnished to Mortgagor in connection with any construction on or renovation of said premises, signed by all contractors, subcontractors, material men and laborers to become involved in any such work. Notwithstanding the foregoing, if any mechanic's lien is filed against the premises mortgaged hereunder, or the building located thereon, for work claimed to have been done for, or materials claimed to have been furnished to Mortgagor, it shall be discharged by Mortgagor within five (5) days thereafter, at Mortgagor's expense, by filing the bond required by law. In the event that any such lien is not so discharged as herein specified, it shall be a default hereunder and Mortgagee shall be entitled to all the rights and remedies herein provided in the event of a default hereunder, including but not limited to the right to commence foreclosure proceedings forthwith.

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 mortgagee, its successors and ~~heirs~~ Assigns forever. And we do hereby bind ourselves and our successors and assigns ~~to warrant and forever defend~~ to warrant and forever defend all and singular the said Premises unto the said mortgagee, its successors

~~heirs~~ and Assigns, from and against us and our successors ~~heirs~~ 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 **thirty thousand and no/100 dollars (\$30,000.00)** 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 its name

name and reimburse itself

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

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