

103 feet, more or less, to a point in line of lot 3; thence along the line of lot 3, 100.5 feet, more or less, to the point of beginning on Fourth Street.

Together, with all and singular the rights, members, hereditaments and appurtenances to my interest in the said premises belonging or in anywise incident or appertaining. To have and to hold, all and singular any right, title or interest that I may have in the said premises unto the said Magnolia Oil Company, Inc., its successors and assigns forever. And I do hereby bind myself and my heirs, executors and administrators, to procure or execute any further necessary assurances of title to my interest in the said premises, and also to warrant and forever defend all and singular my interest in the said premises unto the said Magnolia Oil Company, Inc., its successors and assigns, from and against myself and my heirs, executors and administrators, and all other persons lawfully claiming or to claim the same or any part thereof. And it is agreed, by and between the parties hereto, that the said Mortgagor her heirs, executors or administrators, shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire, for an amount not less than \$ 2130.70 in such company as shall be approved by the said Mortgagee, its successors or assigns, and in default thereof, the said Mortgagee, its successors or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that said Mortgagee, its successors or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debts secured by this mortgage. And it is agreed, by and between the said parties, that if the said Mortgagor, her heirs, executors or administrators shall fail to pay all and any taxes and assessments upon the said premises