

The Mortgagors will pay all taxes which become due on the property and in the event they should fail to pay the taxes then the Mortgagee, their executors, administrators or assigns may pay the taxes and the amount so paid shall become a part of the mortgage debt. 537 581

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 Lawrence F. Pearson, Jr. and Ima Rae B. Pearson, their---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 Lawrence F. Pearson, JR. and Ima Rae B. Pearson, their---- heirs, executors, administrators, and assigns, against and 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 building located on said premises, or which may hereafter be erected thereon, against loss or damage by fire, for at least Fifty Eight Thousand Thousand and no/100 (\$58,000.00)----- 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 their 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, their----- 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 begun by any means, to collect said debt or any part thereof, or 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 a reasonable sum thereof for Attorney's fees which sum shall rank as a part of the mortgage debt.

PROVIDED, That if we the said James Alan West and Teresa Joy West----- do and shall well and truly pay the said sum of money aforesaid, with the interest thereon according to the tenor of said note 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 12th day of November, A. D. 1981

Signed, Sealed and Delivered in the Presence of

John G. Cheever
Mary C. Smith

James Alan West (Seal)
Teresa Joy West (Seal)

(Seal)
(Seal)

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