pin; thence N. 89-37 W. 331.5 feet to a poplar at or near South-Beaverdam Creek; thence N. 26-30 W. 114 feet to an iron pin; thence N. 25-40 W. 1574 feet-662a point; thence N. 24-45 E. 657.7 feet to an iron pin; thence S. 72-52 E. 364 feet to a point; thence S. 63-26 E. 113.5 feet to a point; thence S. 79-10 E. 363 feet to a point; thence N. 70-20 E. 308.7 feet to a point; thence S. 89-15 E. 400 feet to a point; thence N. 76-15 E. 300 feet to a point; thence N. 79-02 E. 113.4 feet to the beginning corner, and containing 57.5 acres, more or less, according to plat made by Terry T. Dill, and dated April 10, 1963; and being the same property conveyed by the mortgagee herein to the mortgagors herein by deed of even date herewith, yet to be recorded, and this mortgage is given to secure a portion of the purchase price of said property.

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   L. B. Hart,

his   Heirs and Assigns 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   L. B. Hart,

his   Heirs and Assigns, from and against   us and our
Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor s agree   to insure the house and buildings on said lot in a sum not less than
FIVE THOUSAND ($5,000.00)   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   his name   for said amount

                              in   name and reimburse   himself
for the premium and expense of such insurance under this mortgage, with interest.