

96 Mount Airy, N. C.

STANDARD FIRE INSURANCE POLICY
OF THE STATES OF NORTH CAROLINA AND VIRGINIA

Expires... SEPTEMBER 22nd, 1950

Property... DWELLING & FURNITURE

Location.....

Premium \$ 28.75

Insured... I. B. YORK

SEE INSIDE OF POLICY FOR PERILS COVERED

No. 2683

NORTHWESTERN
FIRE AND MARINE
INSURANCE COMPANY
MINNEAPOLIS, MINN.

The entire liability under this policy has been reinsured by the
HARTFORD FIRE INSURANCE COMPANY

USE OUR GUARANTEED SERVICE

FULTON INSURANCE AGENCY

A POLICY FOR EVERY NEED

PHONE 62

MOUNT AIRY, N. C.

It is important that the policies covering the same alike. If they do not, they at once.



written portions of all property read exactly should be made uniform

NORTHWESTERN FIRE AND MARINE INSURANCE COMPANY MINNEAPOLIS, MINN.

Old Policy No.

Lon. GC35659

| PERIL(S) | AMOUNT | RATE | PREMIUM |
|--|-------------|-------|----------|
| Fire and Lightning | \$ 2,075.00 | 1.175 | \$ 25.00 |
| Extended Coverage (when endorsement attached) | | | \$ |
| Windstorm and Hail (when endorsement attached) | \$ 1,000.00 | .375 | \$ 3.75 |
| ADDITIONAL COVERAGES (WHEN ENDORSEMENT ATTACHED) | | | \$ |

TOTAL PREMIUM \$ 28.75

No insurance attaches in connection with the above listed Perils unless specific "Premium" therefor is specified in the face of this policy (or in endorsements attached hereto).

In Consideration of the Provisions and Stipulations Herein or Added Hereto and of the above stated Dollars Premium

this company, for the term } from the 22nd day of SEPTEMBER, 19 47 { at noon, Standard Time, at
of THREE YEARS } to the 22nd day of SEPTEMBER, 19 50 { location of property involved,
to an amount not exceeding, with respect to each peril, the amount specified above in Dollars,

does insure I. B. YORK

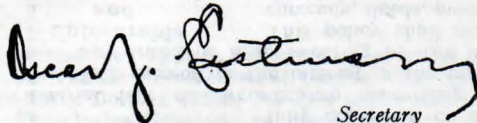
and legal representatives, to the extent of the actual cash value of the property at the time of loss, but not exceeding the amount which it would cost to repair or replace the property with material of like kind and quality within a reasonable time after such loss, without allowance for any increased cost of repair or reconstruction by reason of any ordinance or law regulating construction or repair, and without compensation for loss resulting from interruption of business or manufacture, nor in any event for more than the interest of the insured, against all direct loss by fire, lightning and by removal from premises endangered by the perils insured against in this policy, except as hereinafter provided, to the property described hereinafter while located or contained as described in this policy, or pro rata for five days at each proper place to which any of the property shall necessarily be removed for preservation from the perils insured against in this policy, but not elsewhere.

Assignment of this policy shall not be valid except with the written consent of this company.

This policy is made and accepted subject to the foregoing provisions and stipulations and those hereinafter stated, which are hereby made a part of this policy, together with such other provisions, stipulations and agreements as may be added hereto, as provided in this policy.

In Witness Whereof, this Company has executed and attested these presents; but this policy shall not be valid unless countersigned by the duly authorized agent of this Company at

96 Mount Airy, N. C.


Secretary


FULTON INSURANCE AGENCY
Agent

Countersigned this 22nd day of September 19 47



DWELLING AND CONTENTS FORM

(N. B. Class 1-8, Inclusive.)

N. C.—No. 259

(For Use in Writing Fire or Windstorm Insurance or both.)

Attached to and forming part of Policy No. 2683 of the
Northwestern Fire & Marine Ins. Co. Minneapolis, Minn.
NAME OF INSURANCE COMPANY
issued at its Mount Airy, N.C. Agency.
CITY OR TOWN STATE

Fulton Insurance Agency Agent.

This policy covers the following described property, all situated No. 261 West Side South Street

HERE GIVE STREET OR LEGAL LOCATION

Fire and Lightning 1,575.00 Windstorm and Hail 1000.00 City or Town of Mount Airy State of N.C.

ON the One story, frame, shingle roof building occupied by owner as One family dwelling, including building

equipment and fixtures and outdoor equipment pertaining to the service of the premises (if the property of the owner of the dwelling), while located on the above described premises, but not trees, shrubs, plants or lawns.

The Insured may apply up to ten per cent (10%) of the amount specified for Item 1 to cover private structures appertaining to the above described premises and located thereon but not structures used for mercantile, manufacturing or farming purposes.†

The Insured may apply up to ten per cent (10%) of the amount specified for Item 1 to cover rental value as defined in Item 5, but not exceeding one-twelfth (1/12) of said ten per cent (10%) for each month the above described dwelling or appurtenant private structures (except those used for mercantile, manufacturing or farming purposes) or parts thereof are untenable.†

*2. \$ 500.00 ON household and personal property usual or incidental to the occupancy of the premises as a dwelling (except aircraft, motor vehicles and boats other than rowboats and canoes), including household and personal property purchased under an installment plan and usual or incidental to a dwelling, belonging to the Insured or for which the Insured may be liable or, at the option of the Insured belonging to a member of the family of the Insured or to a servant thereof, while contained in the above described dwelling or appurtenant private structures or while on the above described premises.

The Insured may apply up to ten per cent (10%) of the amount specified for Item 2 to cover property described therein and insured thereby (except rowboats, canoes, animals and pets) belonging to the Insured or any member of the family of, and residing with the Insured, while elsewhere than on the described premises but within the limits of that part of Continental North America included within the United States of America, Alaska, the Dominion of Canada and Newfoundland; however, it is warranted by the Insured that such extension of this insurance shall in no wise inure directly or indirectly to the benefit of any carrier or other bailee.†

The Insured (if not the owner of the described premises) may apply up to ten per cent (10%) of the amount specified for Item 2 to cover improvements, alterations or additions to the above described dwelling and private structures appertaining thereto (except those used for mercantile, manufacturing or farming purposes).†

Loss, if any, under Item 2 shall be adjusted with the Insured specifically named and shall be payable to him unless other payee is specifically named hereunder.

*3. \$ _____ ON _____ DESCRIBE _____

*4. \$ _____ ON _____ DESCRIBE _____

*5. \$ _____ On the rental value (as hereinafter defined) of dwelling and appurtenant private structures (except those used for mercantile, manufacturing or farming purposes) or parts thereof described in Item 1. The term "rental value" shall mean the fair rental value of the dwelling or appurtenant private structures (except those used for mercantile, manufacturing or farming purposes) whether rented or not for the period of time required with the exercise of due diligence and dispatch to restore the same to a tenantable condition, less such charges and expenses as do not continue.

\$ 2,075.00 TOTAL AMOUNTS \$ 1,000.00

*Insurance attaches hereunder only to those items for which an amount is shown in the space provided therefor and not exceeding said amount and for only the peril(s) under which the insertion is made.

†It is a condition of this insurance that in the event the Insured elects to apply the 10% optional provisions of Items 1 or 2, this Company shall not be liable for a greater proportion of any loss than would have been the case if similar election were made under optional provisions of all policies covering the same property.

Windstorm and Hail Insurance—If any assumed under this contract, is effected subject to not less than fifty.....per cent Co-Insurance Clause and the Windstorm and Hail Insurance Conditions as printed on the reverse side of this form.

Unearned Premium Clause appearing on the reverse side of this form will become effective, subject to its provisions, in consideration of an additional premium next specifically inserted herein. Additional Premium, \$.....

Mortgage Clause—Loss, if any on building items, shall be payable to: (1).....

.....;

(2)..... as interest may appear, subject to provisions of the mortgagee clause appearing on the reverse side of this form.

Automatic Reinstatement Clause—The amount of insurance hereunder involved in a loss payment of not more than Two Hundred Fifty Dollars (\$250) for this policy shall be automatically reinstated.

Permission Granted—(a) For other insurance; (b) for such use of premises as is usual or incidental to the described occupancy; (c) to be unoccupied or vacant without limit of time; and, (d) to make alterations, additions and repairs and to complete structures in course of construction, and this policy (so far as it applies to building) covers all lumber and materials on the premises or adjacent thereto.

(CONTINUED ON THE BACK HEREOF)

Electrical Apparatus Clause (Not applicable to Windstorm and Hail Insurance)—If electrical appliances or devices (including wiring) are covered under this policy, this Company shall not be liable for any electrical injury or disturbance to the said electrical appliances or devices (including wiring) caused by electrical currents artificially generated unless fire ensues, and if fire does ensue this Company shall be liable only for its proportion of loss caused by such ensuing fire.

Inherent Explosion Clause (Not applicable to Windstorm and Hail Insurance)—This policy shall cover direct loss to the property covered caused by explosion occurring in the above described dwelling or appurtenant private structures or in any structure containing property covered hereunder from hazards inherent therein, but this Company shall not be liable for loss by explosion originating within steam boilers, steam pipes, steam turbines, steam engines, fly-wheels.

Unearned Premium Clause (Applies only in Consideration of Additional Premium Therefor.)—In consideration of the premium for this coverage shown on the reverse side hereof, this policy is hereby increased in an amount sufficient to cover the unearned premiums involved in this policy against the hazards herein specified. If, by reason of loss occurring during the term of this policy, any loss-payments are made which shall reduce the insurance under this policy, this insurance shall indemnify the Insured for loss of the pro rata unearned premium on the amounts of such loss-payments. However, such recovery shall not exceed an amount equal to the cost required to reinstate this policy in the amount it was reduced by payment of loss.

Mortgagee Clause (This entire clause is void unless name of mortgagee or trustee is inserted on reverse side in space provided.)—Loss, if any on building items under this policy, shall be payable to the mortgagee (or trustee) as provided herein, as interest may appear, and this insurance, as to the interest of the mortgagee (or trustee) only therein, shall not be invalidated by any act or neglect of the mortgagor or owner of the within described property, nor by any foreclosure or other proceedings or notice of sale relating to the property, nor by any change in the title or ownership of the property, nor by the occupation of the premises for purposes more hazardous than are permitted by this policy: Provided, That in case the mortgagor or owner shall neglect to pay any premium due under this policy, the mortgagee (or trustee) shall, on demand, pay the same.

Provided also, That the mortgagee (or trustee) shall notify this Company of any change of ownership or occupancy or increase of hazard, which shall come to the knowledge of said mortgagee (or trustee) and, unless permitted by this policy, it shall be noted thereon, and the mortgagee (or trustee) shall, on demand, pay the premium for such increased hazard for the term of the use thereof; otherwise, this policy shall be null and void.

This Company reserves the right to cancel this policy at any time as provided by its terms, but, in such case this policy shall continue in force for the benefit only of the mortgagee (or trustee) for ten days after notice to the mortgagee (or trustee) of such cancellation, and shall then cease, and this Company shall have the right, on like notice, to cancel this agreement.

Whenever this Company shall pay the mortgagee (or trustee) any sum for loss under this policy and shall claim that, as to the mortgagor or owner, no liability therefor existed, this Company shall, to the extent of such payment, be thereupon legally subrogated to all the rights of the party to whom such payment shall be made, under all securities held as collateral to the mortgage debt, or may at its option pay to the mortgagee (or trustee) the whole principal due or to grow due on the mortgage with interest, and shall thereupon receive a full assignment and transfer of the mortgage and of all such other securities; but no subrogation shall impair the right of the mortgagee (or trustee) to recover the full amount of his, her or their claim.

The above clause DOES NOT apply to personal property.

WINDSTORM AND HAIL INSURANCE.

If any assumed under this contract, is effected subject to the following conditions:

The following provisions and stipulations contained in lines numbered 1 to 20 are effective only when this policy is written to insure against the perils of Windstorm and Hail but are not effective when liability is assumed under the Extended Coverage Endorsement:

1 In consideration of the Windstorm and Hail premium shown on the face of this policy, and subject to the pro-
2 visions and stipulations set forth below and in this policy, including riders and endorsements added thereto, this
3 policy covers direct loss by Windstorm and Hail to an amount not exceeding the amount of Windstorm and Hail insur-
4 ance specified on the face of this policy. For the purpose only of this Windstorm and Hail insurance the words "Wind-
5 storm and Hail" shall be substituted for the words "Fire, Lightning" as appearing in the Insuring Clause on the face
6 of this policy.

7 This Company shall not be liable for loss caused directly or indirectly by (a) frost or cold weather or (b) snow-
8 storm, tidal wave, high water or overflow, whether driven by wind or not.

9 This Company shall not be liable for loss to the interior of the building or the insured property therein caused,
10 (a) by rain, snow, sand or dust, whether driven by wind or not, unless the building insured or containing the property
11 insured shall first sustain an actual damage to roof or walls by the direct force of wind or hail and then shall be liable
12 for loss to the interior of the building or the insured property therein as may be caused by rain, snow, sand or dust
13 entering the building through openings in the roof or walls made by direct action of wind or hail or (b) by water
14 from sprinkler equipment or other piping, unless such equipment or piping be damaged as a direct result of wind or
15 hail.

16 **Glass Clause:** It is expressly stipulated that only such proportion of the Windstorm and Hail insurance under
17 this policy on any building covers on plate, stained, leaded or cathedral glass therein, as the value of such glass which
18 is damaged bears to the total value of said building.

19 The provisions and stipulations elsewhere in this policy relating to increase of hazard, vacancy or unoccupancy
20 shall not apply to the Windstorm and Hail insurance hereunder.

Windstorm and Hail Co-Insurance Clause (This clause void if the Extended Coverage Endorsement be attached)—It is a
part of the consideration of this policy, and the basis upon which the rate of premium is fixed, that the Insured shall at all
times maintain Windstorm and Hail insurance on each item of the property insured by this policy, of not less than fifty per cent
(or such higher percentage as may be specified on the front of this form) of the actual cash value thereof, and that, failing so to
do, the Insured shall be an insurer to the extent of such deficit and in that event shall bear his, her or their proportion of any loss.

In the event that an aggregate claim for any loss is less than Ten Thousand Dollars (\$10,000) (provided, however, such
amount does not exceed five per cent (5%) of the total amount of Windstorm and Hail insurance upon the property described
herein and in force at the time such loss occurs) no special inventory or appraisalment of the undamaged property shall be
required. If this policy be divided into two or more items, the foregoing conditions shall apply to each item separately.