

To have and to hold all and singular the said Premises unto the said Southeastern Life Insurance Company, its successors and assigns, and I do hereby bind myself and my heirs, Executors and administrators to warrant and forever defend all and singular the said Premises unto the said Southeastern Life Insurance Company, its successors and assigns, from and against myself and my heirs, executors, administrators and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure and keep insured the houses and buildings on said lot in a sum not less than fifty-two hundred (\$5,200.00) dollars, in a company or companies satisfactory to the mortgagee from loss or damage by fire, and assign and deliver the Policies of insurance to the said mortgagee, and that in the event the mortgagor shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the Premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure Proceedings.

In case of default in the payment of any part of the Principal indebtedness, or of any part of the interest, at the time the same becomes due, or in case of the failure, to maintain and keep of full effect the Policy of life insurance in accordance with the terms of said Policy, or in the case of failure to keep insured for the benefit of the mortgage the houses and buildings on the Premises against fire risk, as herein provided, or in case in failure to pay any taxes or assessments to become due on said Property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure Proceedings. And in case of institution of foreclosure Proceedings, as herein provided, the Policy of life insurance shall be surrendered and cancelled, and the Surrender value (if any) shall be applied to the indebtedness.

It is furthermore agreed that if said Policy of life insurance be still in force, said loan and this mortgage shall become immediately due and payable upon the death of the insured, and the mortgagee shall apply toward the payment thereof the amount due from it under the terms of said Policy and pay over the balance, if any, to such person or persons as may be legally entitled thereto.

And in case Proceedings for foreclosure shall be instituted, the mortgagor agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged Premises as additional security for this loan, and agrees that any Judge of jurisdiction may, at Chambers or otherwise, appoint