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 premises before mentioned unto the said Mortgagee, its successors and assigns forever.

And the said Mortgagor hereby binds himself and his successors, heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against the Mortgagor and his successors, heirs and assigns and against every person, whomsoever, lawfully claiming or to claim the same or any part thereof.

And the Mortgagor hereby covenants and agrees that at all times during the continuance of this mortgage and until said mortgage shall be fully paid or released, the Mortgagor will keep the buildings on said premises unceasingly insured against loss or damage by fire and windstorm in such responsible insurance company or companies as shall be satisfactory to the Mortgagee, in amounts satisfactory to the Mortgagee, with a mortgagee and subrogation clause satisfactory to the Mortgagee attached to said policy or policies of insurance; that all of said insurance policies shall be at all times deposited with the Mortgagee and that all premiums on all of the policies of insurance shall be promptly paid by the Mortgagor when due; that in case of loss and payment by any insurance companies, the amount of the insurance money paid shall be applied either on the indebtedness secured hereby, or in re-building and restoring the damaged buildings, as the Mortgagee may elect at its option. And it is further covenanted and agreed that in the event that the Mortgagor shall fail to pay any premiums for such insurance upon such buildings, then the Mortgagee or its assigns shall have the right to insure said buildings against loss by fire and windstorm and to pay the premiums therefor and the sums so paid shall stand secured by this mortgage and shall bear interest from the date of payment at the rate of six per cent. per annum. And the Mortgagor further covenants and agrees that this mortgage shall constitute and be a lien on any insurance money that shall be paid or payable to him, his successors, heirs, executors, administrators or assigns. for loss or damage to said property.

And the Mortgagor further covenants and agrees that the Mortgagor shall procure or cause to be procured from the Mortgagee, or from some other reliable life insurance company, a policy or policies of life insurance of a kind satisfactory to said Mortgagee to the amount of _____ Dollars on the life of some person acceptable to said Mortgagee as an insurance risk, and will pay or cause to be paid as they become due all premiums on said policy or policies of life insurance until the debt secured hereby is paid in full, and as additional security for the indebtedness hereunder secured will keep said policy or policies of life insurance constantly assigned to said Mortgagee in accordance with the terms of a form of assignment to be furnished by said Mortgagee.

And the Mortgagor further covenants and agrees that the Mortgagor shall pay all taxes and assessments, general or special, which may be levied upon or assessed against said land, premises or property, as and when the same become due, and not to suffer or permit all or any part of said taxes or assessments to become or remain delinquent, nor to permit the said property, or any part thereof, or any interest therein, to be sold for such taxes or assessments, and further agrees to furnish annually to the Mortgagee, on or before the 1st day of January of each year a certificate of the proper authority, showing full payment of all taxes and assessments. And it is covenanted and agreed that in the event that the Mortgagor shall fail to pay said taxes or assessments, that the Mortgagee or its assigns shall have the right to pay the same and the sums so paid shall stand secured by this mortgage and shall bear interest from the date of payment at the rate of Six per cent. per annum.

And the Mortgagor further covenants and agrees that the payment of any sum hereunder by the Mortgagee for taxes and/or insurance premiums shall and will not constitute any waiver of any rights accruing to the Mortgagee because of the non-payment thereof by the Mortgagor.

And the Mortgagor further covenants and agrees that if the said Mortgagor does not hold said premises by title in fee simple, or has not good right and lawful authority to sell, convey or encumber the same, or if said premises are not free and clear of all liens and encumbrances whatsoever, or if any suits have been begun affecting the same, or if any taxes or assessment be made or levied upon the debt secured hereby or upon the Mortgagee or its successors or assigns for or on account of this debt, either by the state or county or for local purposes, the Mortgagee or its successors or assigns shall have the right to declare the entire indebtedness secured hereby at once due and payable, and the Mortgagor or the person or persons claiming or holding under the Mortgagor shall at once pay the entire indebtedness secured hereby.

And the Mortgagor further covenants and agrees, in case this mortgage, or the indebtedness secured hereby, is placed in the hands of an attorney for collection, by suit or otherwise, before or after maturity, to pay a reasonable attorney's fee, which shall be equal to not less than ten per centum of the amount so collected.

VOL 401 PAGE 312

And the Mortgagor further covenants and agrees that no failure of the Mortgagee to exercise any option to declare the maturity of the debt hereby secured under the foregoing