

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 State of North Carolina.

And We do hereby bind ourselves, our heirs, executors and administrators to warrant and defend all and singular the said Premises unto the said State of North Carolina from and against us, our heirs, executors, administrators and assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And we do hereby agree to insure the house and building on said lot in a sum not less than \$2000 fire insurance and not less than _____ tornado insurance, in a company or companies acceptable to the mortgagee and to keep same insured from loss or damage by fire or windstorm, and do hereby assign said policy or policies of insurance to the said mortgagee, and in the event we should at any time fail to insure said premises or pay the premiums thereon, then the said mortgagee, may cause the said buildings to be insured in our name, and reimburse itself for the premiums and expense of such insurance under this mortgage with interest.

And we do hereby agree to pay all taxes and other public assessments against this property on or before the first day of January of each calendar year and to exhibit the tax receipts to the State of North Carolina immediately upon payment and should we fail to pay said taxes and other governmental assessments the mortgagee may, at its option pay same and charge the amounts so paid to the mortgage debt and collect same under this mortgage with interest.

And it is hereby agreed that as a part of the consideration for the loan herein secured, that the mortgagor shall keep the premises herein described in good repair, and should we fail to do so, the mortgagee, may enter upon said premises and make whatever repairs are necessary, and charge the expenses of such repairs to the mortgage debt and collect same under this mortgage with interest.

And should said premises be occupied by the mortgagors herein and the stipulations as herein set out not complied with, then we do hereby agree that said mortgagee, may apply to any Judge of the Circuit Court of said State, at Chambers or otherwise, for the appointment of a Receiver with authority to take charge of the mortgaged premises, designate a reasonable rental, and collect same and apply the net proceeds there (after paying costs of collection) upon said debt, interest, taxes and fire insurance, without liability to account for anything more than the rents and profits actually collected.