

The Mortgagee... and that the proceeds... forever, from and against the Mortgagee... any part thereof.

1. That he will promptly pay the principal and interest on the indebtedness secured by the said note, at the times and in the manner herein provided.

2. That this mortgage shall secure the principal and interest on any sums advanced hereafter, at the option of the Mortgagee, for the purpose of repairs, public assessments, repairs or other purposes... and that all sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee.

3. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required... and that he does hereby assign to the Mortgagee all such policies and renewals thereof...

4. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair, and should he fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt.

5. That the Mortgagee may require the maker, or maker or endorser of any indebtedness secured hereby to carry life insurance upon himself in a sum sufficient to pay all sums secured by this mortgage, designating the Mortgagee as beneficiary thereof...

6. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums...

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits...

8. That, at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever other than by death of the Mortgagor.

9. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

10. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and seal this 11th day of February 19 49 .

Signed, sealed, and delivered

*H.A. Deen* (SEAL)

in the presence of:

LOVE, THORNTON & BLYTHE (SEAL)

*Harvard Brown*  
*J.L. Low*

(SEAL)  
(SEAL)