

TO HAVE AND TO HOLD... forever.

The Mortgagor covenants that he has good right and title to the premises... free and clear of all liens and encumbrances...

The Mortgagor covenants and agrees as follows:

- 1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.
2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter...
3. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured...
4. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair...
5. That the Mortgagee may require the maker, co-maker or endorser of any indebtedness secured hereby to carry life insurance upon himself...
6. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby...
7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder...
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...
9. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage...
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.

WITNESS my hand and seal this 17th day of February 19 49.

Signed, sealed, and delivered in the presence of:

[Signature] (SEAL)

\_\_\_\_\_ (SEAL)

[Signature]

\_\_\_\_\_ (SEAL)

[Signature]

\_\_\_\_\_ (SEAL)