

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, his heirs, successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrance whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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 he will keep the premises in as good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear accepted.
3. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of, and in form acceptable to, the Mortgagee, and that he will pay all premiums therefor when due; and that he does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.
4. That he will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises.
5. That he will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
6. That this Mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs, or other purposes pursuant to the covenants herein, 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, unless otherwise provided in writing.
7. That, at the option of the Mortgagee, the Mortgagee shall have and pay due forthwith if the Mortgagee shall convey away said mortgaged premises, or if the title shall be conveyed in any other manner whatsoever, whether by death of the Mortgagor, the failure of the Mortgagee to exercise the option hereby granted, shall in no event be construed as a waiver of the Mortgagee's future right to exercise said option.
8. That he hereby assigns all rents, issues and profits of any and all premises to be used for the payment of the debt hereby secured, and agrees that he shall be bound to apply the amount of any such rents, issues and profits to the payment of the debt hereby secured, or otherwise as may be directed by the court, and that he shall be bound to execute all such assignments and to do all such things as may be required by the Mortgagee to carry out the intent of this Mortgage, and that he shall be bound to execute all such assignments and to do all such things as may be required by the Mortgagee to carry out the intent of this Mortgage, and that he shall be bound to execute all such assignments and to do all such things as may be required by the Mortgagee to carry out the intent of this Mortgage.
9. That he shall be bound to pay the cost of all legal proceedings, including the cost of an attorney at law, for collection of any or all of the debt hereby secured, and the cost of all other expenses, including the cost of an attorney at law, for collection of any or all of the debt hereby secured, and the cost of all other expenses, including the cost of an attorney at law, for collection of any or all of the debt hereby secured.
10. That he shall be bound to pay the cost of all legal proceedings, including the cost of an attorney at law, for collection of any or all of the debt hereby secured, and the cost of all other expenses, including the cost of an attorney at law, for collection of any or all of the debt hereby secured.
11. The covenants, conditions and obligations herein shall bind, and the benefits and advantages hereunder 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.