

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 perils insurable by the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, upon a reasonable acceptable basis, and that all such policies and renewals thereof shall be held by the Mortgagee, and any amount payable thereunder, in any form acceptable to the Mortgagee, and that he will pay all premiums therefor when due, and that he shall keep the Mortgagee advised of the proceeds of such policies, and that he will inform such persons as may be required 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 pecuniary charges, levies, rates, impositions, and other assessments against the premises.

5. That he will comply with all laws, ordinances, and regulations of any governmental authority having jurisdiction over the premises.

6. That the Mortgagee shall have the right to enter upon the premises at any time for the purpose of inspecting the premises, and to take such action as may be necessary to protect the security of the mortgage, and to take such action as may be necessary to protect the security of the mortgage, and to take such action as may be necessary to protect the security of the mortgage.

7. That the Mortgagee shall have the right to assign the mortgage to any person or persons, and the assignee shall have the same rights and remedies as the Mortgagee.

8. That the Mortgagee shall have the right to foreclose upon the mortgage, and to sell the premises, and to apply the proceeds of such sale to the payment of the mortgage debt, and to retain the balance of such proceeds for the benefit of the Mortgagee.

9. That the Mortgagee shall have the right to sue for the debt secured by the mortgage, and to enforce the same, and to take such action as may be necessary to protect the security of the mortgage, and to take such action as may be necessary to protect the security of the mortgage.

10. That the Mortgagee shall have the right to assign the mortgage to any person or persons, and the assignee shall have the same rights and remedies as the Mortgagee.

11. That the Mortgagee shall have the right to foreclose upon the mortgage, and to sell the premises, and to apply the proceeds of such sale to the payment of the mortgage debt, and to retain the balance of such proceeds for the benefit of the Mortgagee.