

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described by a 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 encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the 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 this mortgage 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 hereunder at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, and other charges purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; 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 specified in writing.
3. That he will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, and shall cause as may be required by the Mortgagee, and in companies acceptable to it, and that he does hereby assign to the Mortgagee all such policies, 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.
4. That he will keep all improvements now existing or hereafter erected upon the mortgaged premises in good repair, and should he fail to do so, the Mortgagee may, at its option, enter upon said premises and cause ever repairs are necessary, and charge the expenses for such repairs to the mortgage debt.
5. That the Mortgagee may require the maker, co-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. The Mortgagee as beneficiary thereof, and, upon failure of the Mortgagor to pay the premiums thereon, the Mortgagee may, at its option, pay said premiums, and all sums so advanced by the Mortgagee shall become a part of mortgage debt.
6. That, together with, and in addition to, the monthly payments of principal and interest provided for in the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month until the principal indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments, and insurance premiums, as estimated by the Mortgagee, and, on the failure of the Mortgagor to pay all these annual taxes, premiums and public assessments, the Mortgagee may, at its option, pay said items and charge all such payments for to the mortgage debt.
7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises to the Mortgagee, in the event of default hereunder, and should legal proceedings be instituted pursuant to this instrument, the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who after deducting the Mortgagee's expenses attending such proceedings and the execution of his trust as a receiver, shall apply the proceeds of the rents, issues, and profits, toward the payment of the debt secured hereby.
8. That, at the option of the Mortgagee, this mortgage shall become absolute and payable in full when 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 hereinabove described subject to the provisions under this mortgage or in the note secured hereby. It is the true meaning and intent of this mortgage that should the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, the mortgage shall be null and void; otherwise to remain in full force and effect; and should the Mortgagor be in default in any of the terms, conditions or covenants of this mortgage or of the note secured hereby, the Mortgagee, at its option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted to enforce the terms of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage, or should the Mortgagor fail to pay the principal of and interest on the debt secured hereby, or should the debt secured hereby, or any part thereof, become due and payable, or should an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee, shall thereupon become due and payable, and shall be a part of the debt secured hereby, and may be recovered in this debt.
10. The covenants herein contained shall bind, and the benefits hereof shall inure, to the heirs, executors, administrators, successors, and assigns of the parties hereto, and the words herein used shall include the plural, the plural the singular, and the use of any gender shall apply to the other.

WITNESS my hand and seal this _____ day of _____

Signed, sealed, and delivered

in the presence of:

[Handwritten signature]