

TO HAVE AND TO HOLD all and singular the said premises, unto the Mortgagee, its successors and assigns forever, and the Mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the Mortgagee, its successors and assigns, from and against the Mortgagor, its successors and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the Mortgagor shall well and truly pay, or cause to be paid, unto the Mortgagee, its successors and assigns, the said debt or sum of money, with interest thereon as aforesaid, and shall perform all terms, conditions and covenants according to the true intent of said Note and this Mortgage, then this Mortgage shall cease, determine and be utterly null and void; otherwise it shall remain in full force and effect.

For the consideration aforesaid, it is covenanted and agreed by the Mortgagor to and with the Mortgagee as follows:

1. The Mortgagor will pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature and kind now on said property, or that hereafter may be levied or assessed thereupon, each and every of them, and any other lien or liens taking priority over this mortgage; and if the same, or any part thereof, be not promptly paid when due and payable, said Mortgagee, its successors or assigns, may at any time pay the same, without waiving or affecting the option to foreclose this Mortgage by reason of such default, or any right hereunder, and every payment so made shall bear interest from the date thereof at the rate of five per centum (5%) per annum, and all such payments, with interest as aforesaid shall be secured by the lien hereof.

2. The Mortgagor will not do or suffer any act to be done upon or about said premises whereby the value thereof shall be impaired, and will not commit or permit waste on said property.

3. If the Mortgagor shall fail to pay any installment of principal or interest or any other amount due hereunder, at or before the date when the same shall become due and payable, or if waste is