

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises, belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises unto the said CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns forever.

AND WE do hereby bind ourselves and our Heirs, Executors, and Administrators, Successors or Assigns, to warrant and forever defend all and singular the said Premises unto the said CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns, from and against us and our Heirs, Executors, Administrators, Successors, and Assigns and all other personswhomsoever, lawfully claiming, or to claim the same, or any part thereof.

AND the said mortgagors, do as additional security, hereby assign, set over, and transfer to the said mortgagee, all the rents, issues and profits of the said mortgaged premises, accruing or falling due from and after the service of a summons in any action for foreclosure to which said mortgagee may be parties, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents and profits as a matter of right, without consideration of the value of the mortgaged premises as security for the amount due the mortgagee, or the solvency of any person or persons liable for the payment of such amount.

AND IT IS AGREED by and between the said parties, that the said mortgagors, their Heirs, Executors, Administrators, Successors, or Assigns shall and will insure the house and buildings on said premises and keep the same insured from loss or damage by fire and the perils covered by the standard Extended Coverage Endorsement, and assign the Policy of Insurance to the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, and in case that they shall, at any time, neglect or fail so to do, then the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of six (6%) per cent per annum, from the date of such payment under this mortgage.