

therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it 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 with the Mortgagee as follows:

(1) That it will pay promptly all principal and interest in accordance with the terms of the note secured hereby, all taxes and assessments of every kind and character lawfully levied or assessed upon the mortgaged premises, and all liens of every kind and character which are now existing or which may hereafter become an incumbrance on the mortgaged premises. In the event that such taxes, assessments, or liens are not paid promptly when due, as aforesaid, the same, and any unpaid insurance premiums, expenses, or disbursements as hereinafter provided, may be paid by the Mortgagee, and when so paid shall become payable by the Mortgagor to the Mortgagee, shall become a part of the debt hereby secured, shall bear interest at the rate of six per cent (6%) per annum until paid, and this mortgage shall stand as security for the payment thereof. Any irregularities and defects in the levy of such taxes, assessments, or liens paid by the Mortgagee are hereby waived, and the receipt issued by the usual officer shall be conclusive evidence as to both the amount and the validity of such payment.

(2) That it will, at its own cost and expense, keep the said mortgaged premises in as good and substantial repair and condition as the same are at this date, reasonable wear and tear excepted, making replacements where necessary, and that it will not waste,