

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, and all of the rents, issues and profits which may arise or be had therefrom, and including all heating, plumbing, lighting and air-conditioning equipment and fixtures, and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such equipment and fixtures, other than the usual household furniture, be considered a part of said real estate and covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever. And the Mortgagor does hereby covenant that he is lawfully seized of the premises aforesaid 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 encumbrances whatsoever; and he 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:**

1. That he will punctually pay said note and interest according to the tenor and effect of the same promptly as the payments thereon shall respectively become due.

2. That the Mortgagor shall from time to time, pay all taxes and assessments imposed upon the premises, or any part thereof, or that may be imposed or assessed against the holder of this note and mortgage by reason of ownership thereof, by any authority, be it Federal, State, City or County, when the same shall become due, and will not suffer any lien of any kind to be created upon any part thereof, or which may, or could be held prior to the lien of this mortgage, and will not suffer any matter or thing whatsoever, whereby the lien of this mortgage may or could be impaired.

3. If the Mortgagor shall at any time hereafter make default, refuse, neglect or omit to pay any of the several installments of principal and interest of said note secured hereby, or neglect to pay any other amount herein agreed to be paid by him, or shall neglect, omit or refuse for any period after maturity of said note to pay the principal and interest thereon, or shall suffer or allow any lawful taxes or charges to fall in arrears whereby the security of this mortgage may be impaired, or shall in any respect fail or refuse to keep and perform strictly any covenants or stipulations herein contained, or in the note secured hereby, on his part to be kept and performed, then in any of said events the Mortgagee, or its agents, may demand with such force as may be necessary, enter upon and take and maintain possession of all and singular, the premises hereby conveyed, and have, hold and manage the same and every part thereof to so far an extent as the Mortgagor might do, and take and receive the income and profits thereof, making from time to time, such repairs, replacements, alterations, erections and improvements thereto as the Mortgagee may deem proper, and after deducting all expenses incurred by it connected therewith, and all payments which may be made from taxes, assessment charges or prior liens held prior to the lien hereof, and all insurance thereon, as well as a reasonable compensation for its own services and that of its agents, shall apply the money arising aforesaid to the payment of the interest secured hereby, and if any sum thereafter remain, to apply the balance of said money to the payment of the principal of said note.

4. That he will not permit said premises to be used for any unlawful purposes and that he will keep said buildings and structures erected on said premises in a good state and condition of repairs, to the satisfaction of the Mortgagee; and that he will not convey, let or lease said premises without the prior written consent of the Mortgagee.

5. The remedy herein provided for the enforcement of the terms of this mortgage shall be cumulative and shall not take away any other rights or remedies for the enforcement hereof, which the Mortgagee may have either in law or equity.

6. The Mortgagor shall place and at all times keep fire and extended coverage insurance upon the buildings and property located upon the real estate hereby conveyed in companies acceptable to the Mortgagee, at least in the amount of the original debt secured hereby, and, upon demand of the Mortgagee, insurance against other hazards in amounts sufficient for the protection of Mortgagee's interest in the premises; losses, if any, payable to the Mortgagee as its mortgage interest may appear. Should Mortgagor fail to place and at all times to keep said insurance in force according to the terms hereof, then the Mortgagee may place and keep such insurance and said Mortgagor agrees immediately to repay Mortgagee all of the amount expended for such insurance, and all indebtedness incurred by it on account of said insurance shall be held to be covered by the lien of this mortgage prior to and ahead of the note described herein, and all said sums of money as paid by said Mortgagee either for ground rent, taxes, assessments, insurance, etc., shall bear interest from the date of such payments by the Mortgagee at the rate of seven per cent (7%) per annum. It is expressly agreed that the waiver of the breach of any condition of this instrument shall not constitute the waiver of any subsequent breach.