

property herein conveyed and mortgaged shall include, without limitation, all umber and lumber products, bricks, building stones and building blocks, sand and cement, roofing material, paint, doors, windows, hardware, nails, wires and wiring, plumbing and plumbing fixtures, heating equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, and in general all building material and equipment of every kind and character used or useful in connection with said improvements, and with all the rights and privileges thereunto belonging or in any wise appertaining thereunto, all of which shall be deemed realty and conveyed by this mortgage.

TO HAVE AND TO HOLD the said premises and every part thereof with all the rights and privileges thereunto belonging or in anywise appertaining unto the said mortgagee, its successors and assigns forever.

The mortgagor covenants that they are lawfully seized and possessed of said premises; that they have good right to sell and convey said premises; that the same are free from all incumbrances; and that they hereby bind themselves and their successors in interest to WARRANT and DEFEND the title thereto and every part thereof against the lawful claims of all persons whomsoever.

The mortgagor, in order more fully to protect the security of this mortgage, do hereby covenant and agree as follows:

1. That they will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.

2. That they will promptly pay all taxes, assessments, liens, water rates, and other governmental or municipal charges, fines or impositions, which affect the said property or the indebtedness hereby secured and to properly submit evidence of such payment satisfactorily to the Mortgagee,

3. That they will keep the improvements now existing or hereafter erected on the premises covered hereby, insured as may be required from time to time by the mortgagee at all times throughout the life of the obligation secured hereby against loss by fire and other hazards, casualties and contingencies in such amounts as may be required by mortgagee, and will pay promptly, when due, any premiums on such insurance. All insurance shall be carried in companies approved by mortgagee. The policies shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In the event of loss, mortgagor will give immediate notice by mail to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly. The insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event of foreclosure of this mortgage or other transfer of title to the premises covered hereby in extinguishment of the indebtedness secured hereby, all right, title and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee,