

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging in any way, accident or otherwise, and all of the rents, issues, and profits which may arise or be had thereon, and including all heating, plumbing, and lighting 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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagee covenants that he is lawfully seized of the premises hereinabove described in fee simple and 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal and interest on the indebtedness evidenced by the said mortgage in the manner herein provided;

2. That he will reimburse the Mortgagee for such further sums as may be advanced hereunder by the Mortgagee for the payment of taxes, insurance premiums, public assessments, and other charges pursuant to the covenants herein and also any further loans, advances, recitals, and disbursements that may be made hereafter to the Mortgagee by the Mortgagee; and that all sums so advanced by the Mortgagee shall be payable on demand of the Mortgagee in full as otherwise provided in writing.

3. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured against fire and other hazards, in all respects as may be required by the Mortgagee, and in companies acceptable to it, and that he does hereby assign to the Mortgagee all such policies and renewals thereof shall be made and renewed, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee.

4. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair, and should he fail to do so the Mortgagee may, at its option, enter upon said premises and make such repairs as are necessary and charge the expenses for such repairs to the mortgage debt. The Mortgagee may require the maker, co-maker or jointor of any indebtedness secured hereby to contribute upon himself a sum sufficient to pay all sums secured by this mortgage, and upon failure of the Mortgagor to pay the premiums and sums so advanced by the Mortgagee shall become a part of mortgage debt.

5. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums, as estimated by the Mortgagee, and on the failure of the Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee may, at its option, pay said items and charge all advances therefor to the mortgage debt. Any deficiency in the amount of such aggregate monthly payments shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a late charge on any installment which is not paid when due to cover the extra expense involved in handling delinquent payments. The schedule of late charges is as follows: 1st to 10th - no charge; 10th to 15th - 50c; 15th to 20th - \$1.00; after 20th - 2% of payment. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency. Such payment will be made within thirty (30) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail.

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits toward the payment of the debt secured hereby.