

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging in any way and in respect or pertaining, and all of the rents, issues, and profits which may arise or be received thereon, and including all the usual plantings, and lighting fixtures and any other equipment or fixtures now or hereafter attached or to be attached thereto in any manner; it being the intention of the parties hereto that all such fixtures and chattels 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 lawfully seized of the premises hereinabove described in fee simple, and 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. 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 who may lawfully claim the same or any part thereof.

The Mortgagee's covenants and conditions follow:

1. That he will promptly pay to the Mortgagee all interest on the indebtedness evidenced by the said note, and the same, and in the amount of the same.

2. That he shall indemnify the Mortgagee for such further sums as may be advanced hereafter, at the request of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs, and other charges payable by the Mortgagor in fact, and also any further loans, advances, receipts or payments that may be made hereafter to the Mortgagee by the Mortgagee; and that all sums so advanced shall be paid forthwith to the Mortgagee, and shall be payable on demand of the Mortgagee, unless otherwise expressly provided.

3. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as they be required from time to time by the Mortgagee against loss by fire and other hazards, in such amounts and by such companies 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 that all such policies and renewals thereof shall be held by the Mortgagee, 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, make such repairs as may be necessary, and charge the expenses for such repairs to the mortgage debt.

5. That the Mortgagee may require the maker, co-maker, or endorser of any indebtedness secured hereby to carry in such amount as may be required in a sum sufficient to pay all sums secured by this mortgage, designating the Mortgagee as beneficiary thereof, and, upon failure of the Mortgagor to pay the premiums thereon, the Mortgagee may, at its option, pay said premiums, and all sums so advanced by the Mortgagee shall be a part of mortgage debt.

6. That he shall, with and in addition to the monthly payments of principal and interest payable under the said note, secured hereby, 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 payment, 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; 16th 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.