TO HAVE AND TO HOLD all and singular the end promises unto the Moltgages, he interested and essigns forever.

The Mortgagor covenants that he is lawfully seized of this premises hereinabove described in fee simple absolute, that he has good right and leveral authority to sell, convey, or encumber the sense, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further accessmits to warrant and forever defend all and singular the premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomseever lawfully claiming the sense or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. That he 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, or as modified or extended by mutual agreement in writing.
- 2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee, and for any other or further obligation or indebtedness due to the Mortgagee by the Mortgagor at any time hereafter; and that all sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing; and the lien of this mortgage securing such advances and readvances shall be superior to the rights of the holder of any intervening lien or encumbrance.
- 3. Without affecting the liability of any person obligated for the payment of any indebtedness secured hereby, and without affecting the rights of the Mortgagee with respect to any security not expressly released in writing, the Mortgagee may at any time, without notice or consent, make any agreement extending the time or otherwise altering the terms of payment of the indebtedness secured hereby.
- 4. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, in such amounts 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.
- 5. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair, and, in the ease of a construction loan, that he will continue construction until completion without interruption, and should be fail to do so, the Mortgages may, at its option, sater upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.
- 6. That the Mertgages may require the maker, co-maker or endorser of any indebtedness secured hereby to carry life insurance upon himself in a sum sufficient to pay all sums secured by this mortgage, designating the Mortgages as beacticiary thereof, and, upon failure of the Mortgages to pay the premiums therefor, the Mortgages may, at its option, pay said premiums, and all sums so advanced by the Mortgages shall become a part of mortgage debt.
- 7. That, tegether 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 Mortgages, on the first day of each menth, until the indebtedness secured hereby is paid in full, a gum equal to one twelfth of the annual taxes, public assessments and insurance premiums, as estimated by the Mortgages, and, on the failure of the Mortgager to pay all taxes, insurance premiums and public assessments, the Mortgages may at its option, pay said items and charge all advances therefor to the mortgage, debt.
- 8. That he hereby assigns all the reats, issues, and profits of the mertyaged premises from and after any default becaused, and should legal proceedings be instituted pursuant to this instrument, then the Mortgages shall have the right to have a receiver appetuted of the reats, 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 reats, issues, and profits, toward the payment of the debt recured hereby.
- 9. That, at the option of the Mortgages, this mortgage shall become due and payable forthwith if the Mortgager shall become verted in any other person in any manner whatsoever other than by death of the Mertgager, or, in the case of a confirmation loan, if the Mortgagor shall person twok on the project to become and remain intestupted for a period of affect (15) days without the written consent of the Mortgagoe.
- 10. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage of its the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly sull and void; otherwise to remain is full force and virtue. If there is a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagoe all sums then owing by the Mortgagor to the Mortgagoe shall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this starting, or should the Mortgagoe become a party to any suit involving this Mortgago or the title to the premises described herein, or should the delet secure hereby or any part thereof be placed in the hands of an attorney at law for solication by suit or otherwise, all capts and expenses incurred by the Mortgagoe, and a reasonable more successive the secure of the recover day and reasonable more deleted herein, and a transport become due and reasonable more deleted herein or the Mortgagoe, as a part of the delet secured thereby, and may be resovered and collected hereunder.