

forever defend all and singular the said premises unto the said Southern Bank & Trust Company, its successors and assigns, from and against itself, its successors and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

And the Mortgagor covenants that it is seized of said lands in fee simple and is the absolute owner of said personal property and has the right to convey the same in fee simple; that the same are free and clear of all encumbrances, and that it will warrant and defend the said title to the same with the mortgagee against the claims of all persons whomsoever; and, further, that it will pay all taxes, assessments and insurance premiums upon all parts of the property described herein and upon such other property as the Mortgagee may require upon or in connection with the said premises or the business conducted therein, as and when the same shall become due and payable; and in case it shall at any time neglect or fail so to do, then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under that mortgage; that it will not create or permit to accrue, any debt, lien or charge which would be prior to, or on a parity with, the lien hereby created upon any part of the said property; that it will comply with all statutes, ordinances, regulations and requirements imposed by any governmental authority upon or with respect to said property or any part thereof, and will not remove any of said property from said premises (except as may be permitted by this instrument), without prior consent of the Mortgagee, its successors or assigns.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal