

Together with all and singular the rights, members, hereditaments, and appurtenances to the same be longing or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, 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 Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, 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 Mortgagor and all persons whomsoever lawfully claiming the same 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. Failure to pay promptly shall, at the option of the holder, permit a late charge to be charged.

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 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.

3. 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. Failure to provide insurance shall, at the option of the holder permit the holder to acquire such insurance as it deems necessary for the holder's protection, exclusive of the mortgagor's protection and to charge the cost of same to the mortgage debt.

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 whatever repairs are 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 life insurance upon himself 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 therefor, the Mortgagee may, at its option, pay said premiums, and all sums so advanced by the Mortgagee shall become a part of mortgage debt.

6. That, at the option of the holder, together with the principal and interest 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, public assessments and insurance premiums, the Mortgagee may, at its option, pay said taxes and charges, and the cost of collection thereof, and any deficiency in the amount of such aggregate amount shall be paid by the Mortgagor to the Mortgagee prior to the due date of the next such payment. In the event of default in any such mortgage, the Mortgagee may collect a late charge, not to exceed the reasonable cost of collection, of any amount which is not paid within ten (10) days from the due date of such payment, and the cost of expenses incurred in handling delinquent payments. If, however, such delinquent payments are not so settled, to pay such items when the same shall become due and payable, the Mortgagor shall pay to the Mortgagee any amount necessary to make up the delinquency. Such payment shall be made within fifteen (15) days after written notice from the Mortgagee stating the amount of the delinquency, 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 to collect the rents, issues and profits, who, after deducting all charges and expenses of the receiver, shall pay the proceeds to the Mortgagee, and the receiver shall apply the residue of the rents, issues, and profits to the payment of the debt secured hereby.

8. A default in this mortgage and the note which it secures shall likewise constitute a default as to any other note and mortgage held by the holder, executed or assumed by the mortgagor(s).

9. That, at the option of the Mortgagee, this mortgage shall be deemed to be payable forthwith if the Mortgagor shall convey away said mortgaged premises or if the debt shall become due in any other person in any manner whatsoever other than by death of the Mortgagor. The Mortgagor shall not place a subsequent or junior mortgage upon the above described premises without the written permission of the Mortgagee.