

**TO HAVE AND TO HOLD**

forever  
The Mortgagee covenants that in his own right and in the right of his heirs, assigns and assigns forever, absolutely that he has good title and quiet enjoyment of the premises hereinafter described and that the premises are free and clear of all liens and encumbrances and that he will defend all and against the same and will defend all persons whatsoever lawfully claiming the same.

The Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal of the loan secured hereby and the interest thereon at the times and in the manner therein provided in the instrument secured hereby.
2. That this mortgage shall become the Mortgagee's debt and shall be payable at the option of the Mortgagee for the payment of loans, advances, interest, taxes and other purposes pursuant to the covenants herein, and that any loans, advances, interest and other payments to be made hereafter to the Mortgagee by the Mortgagor and by any other person shall be made to the Mortgagee at any bank or banks named in the instrument secured hereby or at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee as provided in writing, and the lien of this mortgage extends and attaches to all such payments and to the rights of the holder of any intervening lien or encumbrance.
3. Without affecting the liability of any person obligated by the instrument secured hereby, and without affecting the rights of the Mortgagee with respect to any person so obligated, in writing, the Mortgagee may at any time, without notice or consent of any person so obligated, or otherwise altering the terms of payment of the indebtedness secured hereby.
4. That he will keep the improvements now existing or hereafter created on the premises hereinafter described as may be required from time to time by the Mortgagee against loss by fire and other causes, and as may be required by the Mortgagee, and to companies acceptable to it and to be named in the instrument secured hereby 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 created upon the premises hereinafter described in good repair, and, in the case of a construction loan, that he will continue construction and completion of such improvements without interruption, and should he fail to do so, the Mortgagee may, at its option, cause such repairs and improvements to be made, and should such repairs and improvements be necessary, including the completion of any construction work unfinished and should the Mortgagor be liable for such repairs or the completion of such construction to the mortgage debt.
6. That the Mortgagee may require the maker, co-maker or endorser of any instrument secured hereby to carry life insurance upon himself in a sum sufficient to pay all sums secured by this mortgage, naming 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 constitute a part of mortgage debt.
7. That, together with, and in addition to, the monthly payments of principal and interest provided for in 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 principal sum, plus the amount of all insurance premiums, as estimated by the Mortgagee, and, on the failure of the Mortgagor to pay all such insurance premiums and public assessments, the Mortgagee may at its option, pay said sums and charge all expenses therefor to the mortgage debt.
8. That he hereby assigns all the rent, issues and profits of the mortgaged premises then and thereafter due and payable hereunder, and should legal proceedings be instituted pursuant to this mortgage, then the Mortgagee and its assigns shall have the right to have a receiver appointed of the rents, issues and profits, when after satisfying all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the proceeds of the rents, issues, and profits, toward the payment of the debt secured hereby.
9. That, at the option of the Mortgagee, this mortgage shall become due and payable hereunder if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever other than by death of the Mortgagor, or, in the case of a construction loan, if the Mortgagor shall permit work on the project to become and remain interrupted for a period of three (3) days without the written consent of the Mortgagee.
10. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. If a default occurs under this mortgage or in the note secured hereby, 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 null and void, otherwise to remain in full force and effect. 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 Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted for the enforcement of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately to the Mortgagee, at the option of the Mortgagee, as a part of the debt secured thereby, and may be recovered and collected hereunder.