

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 fixed 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.

THE MORTGAGOR HEREBY CONVEYS AND AGREES TO CONVEY the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagee covenants and agrees to pay the taxes, assessments, and charges hereinafter described for the said premises, that he has good title and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all taxes and assessments, and that the Mortgagee further covenants to warrant and defend against all claims and demands whatsoever made by the Mortgagee, its successors and assigns, and its personal representatives, 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 of money 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 favor 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 such insurance 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 cost thereof to the mortgage debt.

5. That the Mortgagee may require the mortgagor to make or cause to be made 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, the monthly 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 indicated 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 taxes and charges, all advances hereof 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" not to exceed five (5) per cent of any installment which is not paid within ten (10) days from the due date thereof to cover the extra expense involved in handling delinquent payments. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the Mortgagee shall pay to the Mortgagee any amount necessary to make up the deficiency. Such payment will be made within fifteen (15) 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 such proceeds be insufficient to pay the mortgage, then the Mortgagee shall have the right to have a receiver appointed of the said rents, issues, and profits, who, after deducting all charges and expenses of administration, shall pay the amount of the said rents or profits, shall apply the residue of the same, after such charges and expenses, to the payment of the debt secured hereby.

8. A default in the payment of the principal or interest on the note secured hereby shall constitute a default as to any other note and mortgage secured by the same premises or any part thereof.

9. That, at the option of the Mortgagee, the mortgagor shall execute and file with the Mortgagee a public notice of the mortgage, and the mortgagor shall execute and file with the Mortgagee a public notice of the mortgage, and the mortgagor shall not place a subsequent or junior mortgage, or any other lien or claim, upon the premises, or any part thereof, without the written consent of the Mortgagee.