

ALL THE RIGHTS AND INTERESTS WHICH THE MORTGAGOR

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 con-
sidered 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 Mortgagee 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 Mortgagee further
covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from
and against the Mortgagee and all persons, whomsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 here-
after, 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, read-
vances or credits that may be made hereafter to the Mortgagee 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 Mortgagee to pay the premi-
ums 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, 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 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 Mortgagee to pay all taxes, insurance premiums and public assessments, the
Mortgagee may, at its option, pay said items and charge all advances therefor to the mortgage debt. Any
deficiency in the amount of such aggregate monthly payment, shall, unless made good by the Mort-
gagor prior to the due date of the next such payment, constitute an event of default under this mort-
gage. The Mortgagee may collect a "late charge" not to exceed five (5c) per dollar 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 legal proceedings be instituted pursuant to this instrument, then the
Mortgagee shall have the right to have a receiver appointed of the rents, 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 rents, issues, and profits, toward 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, the title shall become due and payable forthwith if the
Mortgagee shall convey away said mortgaged premises, or if the title shall become vested in any other
person in any manner whatsoever other than to the Mortgagee. The Mortgagee shall not place
a subsequent or junior mortgage upon the premises without the written permission of
the Mortgagee.