

Together with all and singular the rights, members, hereditaments, and appurtenances to the same, be long 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 hereinafore 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, its heirs, from and against the Mortgagor, and all persons whomsoever lawfully claiming the same, in 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, advances 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 mortgagor.

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 expense 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 debts 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 payable on the note, the Mortgagor shall pay to the Mortgagee on the first day of each month, until the indebtedness secured hereon 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, insurance premiums, and public assessments, the Mortgagee may, at its option, pay said items and charge all such items 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, the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency, such payment to 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 premises hereunto, and in the event of any default hereunder, and should he be unable to pay the same, the Mortgagee shall have the right to have a receiver appointed to collect the same, and after deducting all charges and expenses incurred in the collection thereof, shall apply the residue of the rents, issues, and profits to the payment of the mortgage debt.

8. A default in his mortgage shall constitute a default in any other note and mortgage he may have given.

9. That, in the event of the death of the Mortgagor, the Mortgagee shall have the right to require the executor, administrator, or personal representative of any individual Mortgagor, or the trustee of any trust of which the Mortgagor is a beneficiary, to execute a subsequent or supplemental mortgage in favor of the Mortgagee.