

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging 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.

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.

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 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 equivalent to twelve (12) per cent of the annual taxes, public assessments and insurance premiums, as estimated by the Mortgagee, and in 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 advances therefor to the mortgage debt. Any delinquency in the amount of such aggregate monthly payment shall, unless made good by the Mortgagor prior to the first day of the next such payment, constitute an event of default under this mortgage. The Mortgagee may, at its option, charge in any installment which is not paid what due to the Mortgagee on the date of such delinquency, including delinquent payments. The schedule of late charges is as follows: (a) 1% per month on the amount due; (b) 5% after 30 days after date of payment; (c) 10% after 60 days after date of payment; (d) 15% after 90 days after date of payment; (e) 20% after 120 days after date of payment; (f) 25% after 150 days after date of payment; (g) 30% after 180 days after date of payment; (h) 35% after 210 days after date of payment; (i) 40% after 240 days after date of payment; (j) 45% after 270 days after date of payment; (k) 50% after 300 days after date of payment; (l) 55% after 330 days after date of payment; (m) 60% after 360 days after date of payment; (n) 65% after 390 days after date of payment; (o) 70% after 420 days after date of payment; (p) 75% after 450 days after date of payment; (q) 80% after 480 days after date of payment; (r) 85% after 510 days after date of payment; (s) 90% after 540 days after date of payment; (t) 95% after 570 days after date of payment; (u) 100% after 600 days after date of payment. The Mortgagee shall have the right to exercise any or all of the foregoing powers and remedies without the necessity of giving any notice to the Mortgagor.

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default in payment, and shall keep proceedings to distribute the same to the Mortgagee, and the Mortgagee shall have the right to exercise the power hereunto appended. The rents, issues, and profits, less the deducting all charges and expenses, shall be paid to the Mortgagee, and the Mortgagee shall apply the residue of the rents, issues, and profits to the payment of the mortgage debt.