

And the Mortgagee does hereby bind itself, all its partners, their heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said Premises unto the said Mortgagee, its Trustees, successors and assigns, from and against the Mortgagor, its partners, their heirs, executors, administrators, successors and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagor does and shall well and truly pay, or cause to be paid unto the said Mortgagee the said debt or sum of money aforesaid, with interest thereon, as it shall be due, according to the true intent and meaning of the said Note and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise, it shall remain in full force and virtue. And the said Mortgagor doth hereby assign, set over and transfer to the said Mortgagee, its Trustees and assigns, all of the rents, issues and profits of the said Premises accruing and falling due from and after the service of a summons issued in action to foreclosure this Mortgage after default in the conditions thereof.

And Mortgagor further covenants and agrees with Mortgagee as follows:

1. To pay when due all installments of principal, interest and/or additional interest under the Note.

2. To pay when due, and without requiring any notice from Mortgagee, all taxes, assessments of any type or nature, and other charges levied or assessed against the Premises hereby encumbered, or any interest of Mortgagor or Mortgagee therein, and produce receipts therefor upon demand, to immediately pay and discharge any