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TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises unto the said Sun Finance Company-1201, Inc., their successors

~~XXX~~ and Assigns forever.

AND WE do hereby bind ourselves and our

Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said Sun Finance Company-1201, Inc., their successors

Heirs and Assigns, from and against ourselves and our

Heirs, Executors, Administrators and Assigns,

and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the said parties that the said Mortgagee, their successors or Heirs, Executors or Administrators, shall and will insure the house and buildings on said lot, and keep the same insured from loss or damage by fire, and assign the Policy of Insurance to the said Mortgagee, its successors or assigns,

and in case that WE or THEY shall, at any time, neglect or fail so to do, then the said Mortgagee, its successors or assigns

may cause the same to be insured in its/their name, and reimburse itself/themselves

for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of eight (8%) per cent, per annum, from the date of such payment, under this Mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor their Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case we or they, the said

fail to do so, the mortgagee its successors ~~XXXXX~~ or Assigns, may pay said taxes, together with any cost or penalties incurred thereon, or any part thereof, and reimburse itself/themselves

for the same, together with interest on the amount so paid, at the rate of eight (8%) per cent, per annum from the date of such payment, under this mortgage.

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