The Mortgagor covenants and agrees:

1. That he will promptly pay the principal and interest and other sums provided for in the note secured hereby on the dates and in the manner therein specified.

2. That this instrument shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, to the Mortgagor, or his successors in title, or any part thereof, whether such advances are obligatory or to be made at the option of the Mortgagee, or otherwise, as are made within twenty (20) years from date hereof, pursuant to the covenants herein contained or otherwise, and all such sums shall bear interest at the rate provided for in the note secured hereby, unless otherwise provided in writing, and shall be secured hereby on a parity with and to the same extent as the principal sum originally secured hereby. All sums advanced hereunder shall be payable on demand, unless otherwise provided in writing.

3. That he will keep or permit the Mortgagee to keep the improvements now existing or hereafter erected on the mortgaged property insured against loss by fire and such other hazards as may be required from time to time by the Mortgagee, and that he does hereby assign to the Mortgagee any and all insurance proceeds to which he may be entitled to the extent of the balance owing on the note secured hereby, and that he does hereby authorize the Mortgagee to collect and receipt for any such proceeds. All such insurance shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in a form acceptable to the Mortgagee, and in the event of loss Mortgagor will give immediate notice by mail to the Mortgagee who may make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged.

4. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair, and in the case of any damage for construction that he will commence construction promptly and complete with reasonable diligence and workmanship any building or improvement now or hereafter commenced on said premises, make such repairs as are necessary, including the completion of any construction, and pay when due all claims for labor performed and materials furnished therefor. Should he fail to do so the Mortgagee may at its option enter upon said premises, make such repairs and complete any construction, including the completion of any construction already commenced, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

5. That the Mortgagee may require the maker hereof to furnish a policy of term indebtedness insurance in a sum sufficient to pay the indebtedness secured hereby in case of the death of the maker hereof, which policy shall be assigned by the mortgagor to the Mortgagee as beneficiary and assignee 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 the 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 said 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 Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee may, at its option, pay said items and charge all advances thereto to the mortgage debt.

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 the trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

8. That, at the option of the Mortgagee, this mortgage shall become due and payable if title of the Mortgagor shall convey or pass said mortgaged premises, or if the title shall become vested in any other person or persons by any means whatsoever other than by death of the Mortgagor.

9. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions or covenants of this mortgage or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

10. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and seal this 20th day of June, 1975.

Signed, sealed, and delivered
in the presence of:

Sybil Hawkins

Linda C Belue

WALDROP BUILDERS, INC. SEAL

BY: M. A. Waldrop Jr. SEAL

SEAL

SEAL

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