TO HAVE AND TO HOLD [illegible] forever.

[illegible]

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

7. That the Mortgagor hereby [illegible] premises from and after any default hereunder [illegible] pursuant to the covenant, then the Mortgagee shall have the right to have a receiver appointed [illegible] after deducting all charges and expenses attending such possession and the management [illegible] apply the residue of the rents, issues, and profits, toward the payment of the [illegible] hereby.

8. To fully perform [illegible] with and abide by each and every the stipulations, agreements [illegible] set forth.

9. As further security for the payment of the indebtedness evidenced by the note secured hereby, the Mortgagors stipulate, covenant and agree as follows:

(a) That in addition to the monthly installments to be paid under the terms of the note secured hereby, they will pay to the Mortgagee [illegible] 1/12 of annual taxes and assessments and premiums [illegible] as estimated by the Mortgagee, which last said monthly payments shall be applied by the Mortgagee to apply in payment of said taxes and assessments and fire and tornado insurance or other hazard insurance.

(b) That if the total of the payments made by the Mortgagors under paragraph (a) shall exceed the amount of payments actually made by the Mortgagee for taxes and assessments and insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments to be made by the Mortgagors. If, however, the monthly payments made by the Mortgagors under paragraph (a) shall not be sufficient to pay taxes and assessments and insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagors shall pay to the Mortgagee any amount necessary to make up the deficiency on or before the date when payment of such taxes, assessments or insurance premiums shall be due. If the failure of the Mortgagors to make the monthly payments provided in paragraph (a) above, such failure shall constitute a default under this mortgage.

10. Each month all payments mentioned in subparagraph (a) of paragraph 9 hereinabove, and all payments to be made under the note secured hereby, shall be added together and the aggregate amount thereof shall be paid by the Mortgagors in a single payment. Any deficiency in the amount of such aggregate monthly payment shall, unless made good by the Mortgagors prior to the due date of the next such payment, constitute a default under this mortgage. To cover the extra expense involved in handling delinquent payments, the Mortgagee may collect a "late charge" not to exceed two cents for each dollar of each payment more than fifteen days in arrears.