

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that she is lawfully seized of the premises hereinabove described in fee simple absolute; that she has good right and is lawfully authorized to sell, convey or encumber the same; and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whosoever lawfully claiming the same or any part thereof.

THE MORTGAGOR further covenants and agrees as follows:

(1) 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 and other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for such further loans, advances, readvances or credits that may be made hereafter to Mortgagor by Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums 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.

(2) That Mortgagor will keep the improvements now existing and/or any hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee, from loss from fire and any other hazards specified by the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to the Mortgagee; and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss-payable clauses payable to and in favor, and in forms acceptable to the Mortgagee; and that she will pay all premiums therefor when due; and that she does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether due or not.

(3) That Mortgagor will keep all improvements now existing or hereafter erected in good repair.

(4) That Mortgagor will pay when due all taxes, public assessments and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That she will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That Mortgagor hereby assigns all rents, issues, profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of said premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the Mortgagor, and after deducting all charges and expenses attending such proceedings and the execution of its trust as receiver, shall apply the residue of the rents, issues and/or profits toward the payment of the debt secured hereby.

(6) That in the event of 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 Mortgagee shall immediately become due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage or the title to said premises, or should the debt secured hereby or any

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