

Together with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues and profits which may arise or be had therefrom, and including all heating, plumbing and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual furnishings and furniture be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority to sell, convey or encumber the same and that the premises are free and clear of all liens and encumbrances whatsoever, except those liens hereinabove referred to. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof except as against the holders of the hereinabove referred to liens.

The Mortgagor covenants and agrees as follows:

1. That it will promptly pay the principal and interest on the above referred to substitute promissory note, the above referred to future advances and any other indebtedness due by Mortgagor to Mortgagee and will promptly perform each and every term and condition of the above referred to Loan Agreement, all such payments and performances to be made and done at the times and in the manner provided.
2. 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 or other purposes pursuant to the covenants herein; and that all sums so 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.
3. That it will keep the improvements now existing or hereafter erected on the mortgaged property insured against loss by fire and other hazards, in companies acceptable to the Mortgagee, in an amount not less than its insurable value; that the insurance policy or policies shall have loss payable clauses reflecting the interest of the Mortgagee; and that such policies shall be held by the Mortgagee unless they are held by the holder of a mortgage constituting a lien prior to the lien of this mortgage, in which event the Mortgagor shall furnish to the Mortgagee with respect to each policy a certificate of insurance issued by the insurance company reflecting the coverages, terms and provisions.
4. That it will keep improvements now existing or hereafter erected upon the mortgaged property in good repair, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary and charge the expenses for such repairs to the mortgage debt.
5. That it will pay when due all taxes, insurance premiums and public assessments 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 therefor to the mortgage debt.
6. That it hereby assigns to the Mortgagee 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 his execution of his trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

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