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Together with all improvements now erected or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock now or hereafter belonging, pertaining, or appurtenant to the property, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this mortgage; and all of the foregoing, together with said property (or the leasehold estate if this mortgage is on a leasehold), are hereinafter referred to as the "property".

TO HAVE AND TO HOLD the above granted and described property unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that it is lawfully seized of the property described above and has the right to convey the same, and that the Mortgagee shall quietly enjoy the same. The Mortgagor further covenants to warrant and forever defend all and singular the property unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the indebtedness evidenced by the said note, at the time and in the manner therein provided.

2. That he will deposit with the Mortgagee (a) such additional sums as may be advanced hereafter at the option of the Mortgagee, (b) one-twelfth of the yearly premiums, public assessments, repair or other charges against the property next to fall due, (c) any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee, and that all sums so advanced shall bear interest at the rate stated in the Mortgagee's then usual practice, and shall be payable on demand of the Mortgagee, unless otherwise provided in writing.

3. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that he does hereby assign to the Mortgagee all policies of insurance now or hereafter placed on the property, and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee.

4. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair, and should the buildings or improvements now or hereafter on said premises become damaged or destroyed, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, and add the expense thereof to the mortgage debt.

5. That the Mortgagor may prepay at any time all or any part of the indebtedness secured by this mortgage, designating the Mortgagee as trustee to apply such prepayment to the next installment or installments to become due hereunder. In the event of the failure of the Mortgagor to pay the premiums for insurance on the property, or the failure to deposit with the Mortgagee sufficient funds to pay all sums secured by this mortgage, or the failure of the Mortgagor to pay the premiums thereon, the Mortgagee may, at its option, pay such premiums, and all sums so advanced by the Mortgagee shall become a part of 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 note is fully paid, the following sums: (a) a sum equal to the annual taxes, public assessments, repair charges and premiums as estimated by the Mortgagee, and, (b) 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 thereby to the mortgage debt. Any deficiency in the amount of such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed the following when the payment is delayed to cover the extra expense involved in handling delinquent payments: 1st to 10th—no charge; 10th to 15th—5¢; 15th to 20th—10¢; after 20th—20¢. If payments are not regularly made, and said monthly payments shall not be sufficient to pay taxes, insurance premiums and public assessments when the same shall become payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment will be due, within thirty (30) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail.

7. That he will not commit or suffer waste, and that if the mortgaged premises, or any part thereof, be condemned under any power of eminent domain, or acquired for any public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this mortgage, after deducting therefrom all its costs and expenses, including attorneys' fees, if permitted by law, are hereby assigned to the Mortgagee, and shall be paid forthwith to the Mortgagee to be applied by it on account of the last maturities of the indebtedness secured hereby, whether due or not, or, at the option of the Mortgagee, the same or any part thereof may be released to the Mortgagor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

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