

The Mortgagor covenants that it is lawfully seized of the premises herein-
above described in fee simple absolute, that it has good right and is law-
fully 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 whomsoever 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, or other purposes pursuant to
the covenants herein. This mortgage shall also secure the Mortgagee for any
further loans, advances, readvances or credits that may be made hereafter to
the Mortgagor by the Mortgagee so long as the total indebtedness thus secured
does not exceed the original amount shown on the face hereof. 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.

(2) That it will pay when due, all taxes, public assessments, and other govern-
mental or municipal charges, fines or other impositions against the mortgaged
premises. That it will comply with all governmental and municipal laws and
regulations affecting the mortgaged premises.

(3) That it hereby assigns as rents, issues and profits of the mortgage
premises from and after any default hereunder, and agrees that, should legal
proceedings be instituted pursuant to this instrument, any judge having juris-
diction may, at Chambers or otherwise, appoint a receiver of the mortgage
premises, with full authority to take possession of the mortgaged 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 proceeding and the
execution of its trust as receiver, shall apply the residue of the rents,
issues and profits toward the payment of the debt secured hereby.

(4) That 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 of 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 any 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.

(5) 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 the 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.

(6) That 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 shall
include the plural, the plural the singular, and the use of any gender shall be
applicable to all genders.

(7) If the premises of any part thereof shall be condemned and taken under the
power of eminent domain, or if any award for any change of grade of streets
affecting the premises shall be made, all damages and awards for the property
so taken or damaged shall be paid to the holder so this mortgage, up to the
amount then unpaid on the indebtedness hereby secured, without regard to whether
or not the balance remaining unpaid on the indebtedness may then be due and
payable; and the amount so paid shall be credited against the indebtedness and,
if it is insufficient to pay the entire amount thereof, it may, at the option
of the holder of this mortgage, be applied to the last maturing installments.

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