

provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagees 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 Mortgagees for such further sums as may be advanced hereafter, at the option of the Mortgagees, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagees for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagees 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 Mortgagees unless otherwise provided in writing.

(2) 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 Mortgagees against loss by fire and any other hazards specified by Mortgagees, in an amount not less than the mortgage debt, or in such lower amounts as may be required by the Mortgagees, and have attached thereto loss payable clauses in favor of the Mortgagees, and that he will pay all premiums therefor when due; and that he does hereby assign to the Mortgagees the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagees, to the extent of the balance owing on the Mortgage debt, whether due or not.

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

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

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