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- hereefier, and the sums to expect the first transfer to the first transfer transfer transfer to the first transfer transfer
- 3. That he will resp the improvements now axisted by Seins the Spected on the mortgaged property themselves his play be required from their set than by the Mortgages against less by the and other hanskin, in such anisomic structured by the Mortgages and in spanguage acceptable to it, and that he does hereby single to the Mortgages of both policies, and that all other policies and renewals thereof shall be held by the Mortgages and have attacked thereto has marchia clauses in favor of, and in form acceptable to, the Mortgages.
- 4. That he will know all hypprovinces now actables of hereaftes meeted upon the morigaged property in good repair, and bloom he fall to do so, the Mortglague may at its option; mater upon mid premises, make whatever replica our surgesters and always the expanses for such repairs to the mortgage debt.
- 5. That the Mortgages may require the maker, or maker or enforcer of any indebtedness secured hereby to carry life insurance upon himself in a man sufficient to pay all sums heared by this mortgage, designating the Mortgages as beneficiary thurself, and spon failure of the Mortgages now, at its option pay late premises, and all sums so advanced by the Mortgages shall become a part of the mortgage liebt.
- 6. That, together with, and is addition to, the mentally 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 indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premising, as estimated by the Mortgagee, and, on the failure of the Mortgager to pay all taxes, insurance premising and public assessments, the Mortgagee may, at its option, pay said items and charge all advances therefor to the mortgage debt.
- 7. That he hereby assigns all the rants, 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 the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.
- 8. That, at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever other than by death of the Mortgagor.
- 9. It is agreed 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 this 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. 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 to 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 an 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 thereby, and may be recovered and collected hereunder.
- 10. 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

11th day of

February

19 **49**

WITNESS my hand and seal this

Signed, sealed, and delivered	Harlen	(SEAL)
in the presence of:	THORNTON & BLYZA	(SEAL)
Tartyundabrown		(SEAL)
X.Z Low		(SEAL)