Experience and end embedies the said premises unto the Mortgagee, its succes-

the har good with and lawful authority to sell, convey, or encumber the same, for the har good with and lawful authority to sell, convey, or encumber the same, for the forever defined all and singular the premises unto the Mortgagee has a section the Mortgagee and all pursons whomsoever lawfully claiming the same or

The Missission covenants and agrees as follows:

The second of the promptly per the minimum of and interest on the indebtedness evidenced by

The But mortgage stall secure the Mortgagee for such further sums as may be advanced by the state option of the Mortgagee, for the payment of taxes, insurance premiums, public assemble, realize or other purposes pursuant to the covenants herein, and also any further loans, realizances or credits that may be made hereafter to the Mortgager by the Mortgagee; that of come as advanced shall bear interest at the same rate as the Mortgage debt and shall be that on described at the Mortgages, unless otherwise provided in writing.

- This he will keep the improvements now existing or hereafter erected on the mortgaged instant as may be required from time to time by the Mortgagee against loss by fire and patter instants to such amounts as may be required by the Mortgagee, and in companies acceptable to it that he does hereby assign to the Mortgagee all such policies, and that all such policies and markets thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor and in form acceptable to, the Mortgagee.
- That he will keep all improvements now existing or hereafter erected upon the mortgaged meaning in real repair, and should he fall to do so, the Mortgagee may, at its option, enter upon said make whatever repairs are necessary, and charge the expenses for such repairs to the make the control of the mortgaged may at its option, enter upon said the control of the contr
- That the Mortgagee may require the maker, co-maker or endorser of any indebtedness secural bisely to extry life insurance upon himself in a sum sufficient to pay all sums secured by this medical the Mortgagee as beneficiary thereof, and, upon failure of the Mortgager to pay the parmiums therefor, the Mortgagee may, at its option, pay said premiums, and all sums so admitted by the Mortgagee shall become a part of the mortgage debt.
- 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 month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the month in the month of the
- That he hereby assigns 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 the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt attended hereby.
- 5. 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.
- 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 have now be forcelosed. Should any legal proceedings be instituted for the foreclosure of the Mortgage become a party to any suit involving this Mortgage or the title

hereis of the literage become a party to any suit involving this Mortgage or the title hereis of thould the debt secured hereby or any part thereof be placed in the law of the literage of the literage of the literage of the law of

herein contained shall bind, and the benefits and advantages shall inure to, the parties hereto. Whenever shall include the plural, the plural the singular, and the use of any gender

pulling by head and seed this 288h day of	May	19 49 .	
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Can	Mith	man	(SEAL)
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