

... all and singular the said premises unto the Mortgagee, its succes-

... that he lawfully seized of the premises hereinabove described in ... and lawful authority to sell, convey, or encumber the same, ... are free and clear of all liens and encumbrances whatsoever. The Mortgagor ... and forever defend all and singular the premises unto the Mortgagee ... and all persons whomsoever lawfully claiming the same or

The Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by ... in the manner therein provided.

2. That he will cause to be paid to the Mortgagee for such further sums as may be advanced ... for the payment of taxes, insurance premiums, public as- ... and also any further loans, ... and that all sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be

3. That he will keep the improvements now existing or hereafter erected on the mortgaged ... as may be required from time to time by the Mortgagee against loss by fire and ... and in companies acceptable to ... hereby assign to the Mortgagee all such policies, and that all such policies and ... shall be held by the Mortgagee and have attached thereto loss payable clauses in favor

4. That he will keep all improvements now existing or hereafter erected upon the mortgaged ... and should he fail to do so, the Mortgagee may, at its option, enter upon said ... and charge the expenses for such repairs to the

5. That the Mortgagee may require the maker, co-maker or endorser of any indebtedness secur- ... to carry life insurance upon himself in a sum sufficient to pay all sums secured by this ... designating the Mortgagee as beneficiary thereof, and, upon failure of the Mortgagor to pay ... the Mortgagee may, at its option, pay said premiums, and all sums so ad-

6. That, together with, and in addition to, the monthly payments of principal and interest ... he will pay to the Mortgagee, on the first day ... a sum equal to one-twelfth of the ... and, on the failure of the Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from ... should legal proceedings be instituted pursuant to this instrument, ... shall have the right to have a receiver appointed of the rents, issues, and profits, ... shall apply the residue of the rents, issues, and profits, toward the payment of the

8. That, at the option of the Mortgagee, this mortgage shall become due and payable forth- ... if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested

9. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until ... if the Mortgagor shall fully perform all the terms, conditions, and covenants of this ... otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions or ... all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and ... Should any legal proceedings be instituted for the foreclosure of ... or should the Mortgagee become a party to any suit involving this Mortgage or the title ... all costs and expenses incurred by ... shall thereupon become due and payable immediately

10. The covenants herein contained shall bind, and the benefits and advantages shall inure to, ... Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender

WITNESS my hand and seal this 8th day of June 1949

Signed, sealed, and delivered

in the presence of:

Eva W. King
[Signature]

J. Roy Williams (SEAL)
_____(SEAL)
_____(SEAL)
_____(SEAL)