

TO HAVE AND TO HOLD ...

The Mortgagee covenants that he is, and that he shall be, a legal and sole owner of the premises...

The Mortgagee covenants and agrees as follows:

- 1. That he will promptly pay the principal and interest on the mortgage...
2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced...
3. That he will keep or permit the Mortgagee to keep the improvements now existing or hereafter created...
4. That he will keep all improvements now existing or hereafter created upon the mortgaged property in good repair...
5. That the Mortgagee may require the maker, co-maker or endorser of any indebtedness secured hereby to carry life insurance upon himself...
6. That together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby...
7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder...
8. That, at the option of the Mortgagee, the mortgage shall become due and payable forthwith...
9. It is agreed that the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage...
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.

WITNESS my hand and seal this 18th day of July, 1975

Signed, sealed, and delivered in the presence of:

Handwritten signatures and names of witnesses, each followed by the word 'SEAL'.

Vertical stamp: B 5 11 6

Vertical stamp: 4328 RV.2