- (1) That this mortgage shall secure the Mortgages for such fur that sums as may be advanced hereafter, at the option of the Mort (1) That this mortgage shall secure the Mortgages for such for first sums as may be advanced herester, at the option of the Mortgages, for the payment of faces, insurance premiums, public assessments, repairs or other purposes pursuant to the covanishs herein. This mortgage shall also secure the Mortgages for any further leans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total indebtedness thus recoved does not exceed the original amount shown on the face hereof. All sums to advanced shall bear interest at the same rate as the mortgage debt and shall be payable on domand of the Mortgages. unless otherwise provided in writing.
- (2) That it will beep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgage, against loss by fire and any other hizards specified by Mortgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgages, and in companies acceptable to it, and that all such potentials and renewals thereof shall be held by the Mortgages, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgages, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgages the proceeds of any policy insuring the martgaged prémises and does hereby author to each insurance company concerned to make payment for a loss directly to the Mortgages, to the extent of the balance owing on the Mortgage debt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal taws and regulations affecting the mortgaged
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should ligal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable cental to be fixed by the Court in the event said promises are occupied by the mark-gager and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.
- (6) That 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 Martgager, all sums then oming by the Maragager to the Martgager shall become immediately due and payable, and this mortgage way be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Martgager way be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, as should the debt secured hareby or any part thereof be placed in the hands of any atterney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgager, and a reasonable attorney's fee, shall thereupon become due and payable immediately or an demand, at the option of the Mortgager, and the debt secured hareby and may be recovered and collected herein. Mortgager, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagor shall hald and enjoy the promises above conveyed until there is a default under this mortgage or in the note secured bereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and companies of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; etherwise to remain in full nants of the more
- (8) That the coverants herein confished shall bind, and the benefits and advantages shall insue to, the respective heirs, executors, administrators, successors and assigns, of the parties herete. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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