

- (b) Mortgage given by Morris D. Atkins and Cecilia A. Atkins to American Federal Savings and Loan Association dated May 6, 1983, securing an indebtedness in the original sum of \$38,000.00, to be recorded.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular and said premises unto the Mortgagees, their heirs, successors and assigns, forever.

The Mortgagors covenant that they are lawfully seized of the premises hereinabove described in fee simple absolute, that they have good right and are lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagees forever, from and against the Mortgagors and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagors further covenant and agree as follows:

(1) That this mortgage shall secure the Mortgagees for such further sums as may be advanced hereafter, at the option of the Mortgagees, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagees for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagees so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagees unless otherwise provided in writing.

(2) That they will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagees against loss by fire and any other hazards specified by Mortgagees, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagees, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagees, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagees, and that they will pay all premiums therefor when due; and that they do hereby assign to the Mortgagees the proceeds of any policy insuring the mortgaged premises and do hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagees, to the extent of the balance owing on the mortgage debt, whether due or not.

(3) That they will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that they will continue construction until completion without interruption, and should they fail to do so, the Mortgagees may, at their 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.