The Mortgagor further coverants and agrees as to hows.

- the That this mortgree shall secure the Mortgazee for such further sum as rank be able to be because it the spin not the Mortgazee, for the payment of taxes, injurance premiums, public assessments, repairs or other pages of public assessments, repairs or other pages or public assessments and the second of the contract of taxes. secure the Mortgagee for any further loans, advances, reads avec or credits that was be to the Lorentes to the Mortgage by the Mortgagee to long as the total indebtedness thus secured does not exceed the original arm into the anion the face heard. All orine so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless other was provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property immed as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgasce, in the anional not feet than the mortgage debt, or in such time by the Mortgagee against loss by fire and any other hazards specified by Mortgasce, in the anional not feet than the mortgage debt, or in such amounts as may be rejurted by the Mortgagee, and in companies acceptable to it, and that all such positions and tracewars thereof shall be held by the Shortgagee, and have attached hereto loss payable clauses in taxor of, and to an acceptable to the Mortgaged, and it that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy matures the mortgaged premises and does hereby authorize for when due, and that it does hereby assign to the Mortgagee the proceeds of any policy matures the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgage, to the extent of the balance owing on the Mortgage debt, whether does not
- (3) That it will keep all improvements now existing or hereafter elected 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 Merigagee may, at its option, enter upon said premises, make tinue construction until completion without interruption of any construction work underway, and charge the expenses for such repairs or the comwhatever 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 laws and regulations affecting the mortgaged premises.
- (5) That it hereby assigns all tents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal 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 tents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgaged 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 Mortgage all sums then owing by the Mortgager to the Mortgage shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgager become a party of any suit involving closed. Shottgage or the tide to the premises described lovein, or should the debt secured hereby or any part thereof be placed in the hands of any attortion by the foreclosure of the premises described lovein, or should the debt secured hereby or any part thereof be placed in the hands of any attortion by the foreclosure of the foreclosure of the hands of the foreclosure of this mortgage, or should the Mortgager become a party of any suit involving the foreclosure of this mortgage, or should the Mortgager become a party of any suit involving the foreclosure of this mortgage, or should the Mortgager become a party of any suit involving the foreclosure of this mortgage, or should the Mortgager become a party of any suit involving the foreclosure of the foreclosure ney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a teasorable attorney's fee, shall thereupon become due and payable ununediately or on demand, at the option of the Martgagee, as a part of the debt secured hereby, and may be recovered and collected the collected of the debt secured hereby.
- (7) 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 instruction that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the more secured hereby, that then this mortgage shall be utterly null and roof; otherwise to remain in full force and virtue.
- (8) That the covenants become contained shall bind, and the benefits and idvantages shall more to the respective heirs, executors, administrators, (8). That the covenants become contained shall bind, and the mental shall include the clural, the clural the simular, and the use of any gender shall

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