* TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee lits successor forever.

The Mortgagor covenants that he is lawfully seized of the premises heremahove described in absolute, that he has good right and lawful authority to sell, convey, or encumber the same and that the ises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenant it was forever defend all and singular the premises unto the Mortgagee forever, from and against the North all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. That he will promptly pay the principal of and interest on the indebtedness existenced at the times and in the manner therein provided.
- 2. That this mortgage shall secure the Mortgagee for such further same as may be advanced for a few of the option of the Mortgagee, for the payment of taxes, insurance premiums public assessments replace to purposes pursuant to the covenants herein, and also any further loans, advances, readvances or cropped to be made hereafter to the Mortgager by the Mortgagee; and that all sums so advanced shall be a full of the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee, real-so otherwise writing.
- 3. That he will keep the improvements now existing or hereafter erected on the nontrigued and or as as may be required from time to time by the Mortgagee against loss by fire and other hazant's as as, here as may be required by the Mortgagee, and in companies acceptable to it, and that he does hereby as a Mortgagee all such policies, and that all such policies and renewals thereof shell be to the Mortgage. have attached thereto loss payable clauses in favor of, and in form acceptable as the Mortgage.
- 4. That he will keep all improvements now existing or hereafter at ted by a color to so, good repair, and should be fail to do so, the Mortgagee may, at its option a secretary and precisely ever repairs are necessary, and charge the expenses for such repairs to the race color or all.
- 5. That the Mortgagee may require the maker, co-maker or endorser of any talk of dress aggregations of carry life insurance upon himself in a sum sufficient to pay all sums second by the reading decrease. Mortgagee as beneficiary thereof, and, upon failure of the Mortgager to pay the premiums thereofer the visit gagee may, at its option, pay said premiums, and all sums so advanced by the Means of shall be a of mortgage debt.
- 6. That, together with, and in addition to, the monthly payments of processed and particular strongline of terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each remainder addition of ness secured hereby is paid in full, a sum equal to one-twelfth of the annual trace paddia consisted ance premiums, as estimated by the Mortgagee, and, on the failure of the Mortgagee to proceedings and public assessments, the Mortgagee may, at its option, pays and be not according to for to the mortgage debt.
- 7. That he hereby assigns all the rents, issues, and profits of the monthage of processors of a graph fault hereunder, and should legal proceedings be instituted pursuant to the first reason of any xi have the right to have a receiver appointed of the rents assues, and profits who do not a supersection of his trust concerns of the solid possess attending such proceedings and the execution of his trust concerns of the solid possess, and profits, toward the payment of the debt second hereby
- 8. That, at the option of the Mortgagee, this mortgage shall be considered as a property of gagor shall convey away said mortgaged premises, or it the pth small become a convey away said mortgaged premises.
- 9. It is agreed that the Mortgagor shall hold and erroy the previous at a condition of this mortgage or in the tode secured hereby. It is the Landau and a company and a gazor shall fully perform all the terms, conditions and coverants of the reason of the this mortgage shall be utterly null and void otherwise terms, i.e., and that then this mortgage shall be utterly null and void otherwise terms, i.e., and the default in any of the terms, conditions or coverants of this mortgage, in a the conditions of coverants of this mortgage, in the Mortgage may be foreclosed. Should use be an according to this mortgage, or should the Mortgagee become a party or may see that the premises described herein, or should the debt seemed hereby are approximately at law for collection by suit or otherwise, all costs are approximately able attorneys fee, shall thereupon become due and payable annual.
- 10. The covenants herein contained shall bind and the new reasonst the place in the second shall include the place in the

WITNESS my hand and seaf this and day of

Signed, sealed, and delivered

in the presence of:

Little Jan Land