

Mortgagor hereby binds himself and his Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its Successors and Assigns, from and against himself and his Heirs, Executors, Administrators and Assigns and all other persons whomsoever, lawfully claiming, or to claim the same or any part thereof.

AND THE MORTGAGOR hereby agrees to pay all taxes and assessments, State, County and Municipal, as levied, assessed or charged against the property hereby mortgaged, as soon as the same shall become due and payable, or to repay on demand to said Mortgagee any or all such taxes, assessments, costs or penalties that may be paid by the said Mortgagee whilst said note remains unpaid. (The said Mortgagee is hereby authorized to pay such, if the same be not paid when due by the Mortgagor, his Heirs, Executors or Administrators; it being distinctly understood and agreed that default in the payment of the principal and interest and taxes, and costs, and penalties, aforesaid, or of either, shall be a breach of the condition of the said note or notes and of this mortgage.)

AND IT IS FURTHER AGREED That in case this mortgage be foreclosed, or be put into the hands of an Attorney for collection or foreclosure, a commission of ten per cent upon the amount due shall be added to cover Attorney's fees for collecting the same, which is hereby secured by this mortgage; and this mortgage shall also secure and cover any and all extensions or renewals of the said note or notes or obligation, whether represented by the original note or notes or by a new note or notes, so long as the indebtedness secured by this mortgage, or any part thereof, may remain unpaid in full. And this mortgage shall also secure any other indebtedness that I may now or hereafter be due or may owe the said Mortgagee, as maker, endorser, or otherwise, and any indebtedness owed by me, as original