TO HAVE AND TO HOLD [illegible] forever.

The Mortgagor covenants that he is lawfully seized of the premises [illegible] that he has good right and lawful authority to sell [illegible] and clear of all liens and encumbrances whatsoever. The Mortgagor [illegible] and singular the premises unto the Mortgagee forever, [illegible] lawfully claiming the same or any part thereof.

[illegible]

[illegible]

1. To pay all [illegible] due.

2. To pay all [illegible] the same or any part thereof [illegible] the mortgage, and the full amount [illegible] in the date thereof until [illegible] the lien of this mortgage.

3. To place and keep [illegible] the equipment and personalty [illegible] said Mortgagee against loss by [illegible] such periods as may be required by said Mortgagee [illegible] personalty, any interest therein or part thereof [illegible] under said policies, each and every policy to be promptly delivered to said Mortgagee [illegible] each policy to deliver to said Mortgagee a renewal thereof together with a receipt for the premium [illegible] personal, and there shall be no insurance placed on said buildings [illegible] and with the loss payable as aforesaid [illegible] said Mortgagee and said Mortgagee may make proof of loss if not promptly made by said Mortgagor and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to said Mortgagee and said Mortgagee may at its option [illegible] said Mortgagee may at its option, receive and apply the same on any part thereof, to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged [illegible] right under or by virtue of this mortgage [illegible] said premises so insured or fail to deliver to said Mortgagee the said policies of insurance [illegible] fail to pay fully any premium thereon, or any part thereof, [illegible] hereby and shall be a breach of this covenant, [illegible] any part thereof without waiver of affecting any option [illegible] and the full amount of each and every such payment shall be immediately due and payable and shall bear interest from the date thereof until paid at the rate of seven per cent per annum and together with such interest shall be secured by the lien of this mortgage.

4. To maintain and keep the premises in good repair [illegible] the Mortgagee to permit, commit or suffer any waste, impairment or deterioration of said property or any part thereof and to keep the same and improvements thereon in good condition and repair.

5. To pay all and expenses [illegible] fees and cost of abstracts [illegible] and in the event of the failure on the part of the said Mortgagor to duly, promptly and fully perform [illegible] comply with and abide by each and every the stipulations, agreements, conditions and covenants of said note and this mortgage, any of either, and said costs, charges and expenses [illegible] whether or not there be notice, demand, attempt to collect or suit pending, all the sum [illegible] such payment shall bear interest from the date thereof until paid at the rate of seven per cent per annum [illegible] charges and expenses so incurred or paid, together with such interest, shall be secured by the lien of this mortgage.

6. That in the event of a breach of the mortgage [illegible] default on the part of the Mortgagor, or all in the event any of said [illegible] days next after the same [illegible] the stipulations, agreements, conditions and covenants of said premises to be kept and performed, discharged, executed [illegible] such event, the said aggregate sum mentioned in said promissory note [illegible] and all moneys secured hereby, shall become due and payable [illegible] at the option of said Mortgagee, as fully and completely as if all of the said sums [illegible] said promissory note, and in this mortgage to the contrary notwithstanding, and thereupon or thereafter at the option of said Mortgagee, without notice or demand, and at law or in equity, forthwith or thereafter from, may be prosecuted as if all moneys secured hereby had matured prior to its institution.

7. That the Mortgagee hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder and shall have power to be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

8. To fully, promptly and fully perform, discharge, execute, effect, complete, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said premises by note and in this mortgage set forth.

9. As further security for the payment of the indebtedness evidenced by the note secured hereby, the Mortgagor stipulate, covenant and agree as follows:

(a) That, in addition to the monthly installments to be paid under the terms of the note secured hereby, they will pay to the Mortgagee if the Mortgagee shall so require a sum of money equal to 1/12 of annual taxes and assessments and premium or premiums on fire and tornado insurance, or other hazard insurance as estimated by the Mortgagee, which last said monthly payments shall be credited by the Mortgagee to apply on payment of said taxes and assessments and fire and tornado insurance or other hazard insurance.

(b) That if the total of the payments made by the Mortgagor under paragraph (a) shall exceed the amount of payments actually made by the Mortgagee for taxes and assessments and insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments to be made by the Mortgagor for such items. If, however, the monthly payments made by the Mortgagor under (a) shall not be sufficient to pay taxes and assessments and insurance premiums, as the case may be, when shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency on or before the date when payment of such taxes, assessments or insurance premiums shall be due. Upon failure of the Mortgagor to make the monthly payments provided in paragraph (a), or such failure shall constitute a default under this mortgage.

10. Each month all payments mentioned in subparagraph (a) of paragraph 9 hereinabove, and all payments to be made under the note secured hereby, shall be added together and the aggregate amount thereof shall be paid by the Mortgagor in a single payment. Any deficiency in the amount of such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an default under this mortgage. To cover the extra expense involved in handling delinquent payments, the Mortgagee [illegible] exceed two cents for each dollar of each payment more than fifteen days in arrear.

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