

feet southeastwardly from the center of the present spur line track of Southern Railway Company; thence in a northeasterly direction parallel with and at all points 23 feet southeastwardly from the center line of the spur line of the Southern Railway, N. 42-17 E. 100 feet to an iron pin; thence continuing in a northeasterly direction, parallel with and at all points 23 feet southeastwardly from the center line of the spur line of the Southern Railway Company, N. 39-17 E. 115.9 feet to an iron pin on the southwesterly side of Worley Road; thence along the southwesterly side of Worley Road, S. 32-16 E. 84 feet to an iron pin at the point of beginning.

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 the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee 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 Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and extended coverage for all perils including, but not limited to, explosion, wind and hail, in an amount not less than the mortgage debt, or in such lesser amounts as may be required by the Mortgagee and in such companies acceptable to it, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and it does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owed on the mortgage debt, whether due or not. Said insurance policy shall contain a specific provision that the insurance shall not be cancelled without thirty (30) days written notice being given by the insurance company to the Mortgagee. Mortgagor shall be responsible for furnishing a copy of all insurance policies to Mortgagee.
- (3) That it will keep all improvements now existing or hereafter erected 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 Mortgagee may, at its 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.