

Together with all and singular the rights, members, hereditaments, and appurtenances to the premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises above mentioned to mortgagee, its successors and assigns, forever. And I, mortgagor, hereby covenant to warrant and forever defend all and singular the premises to mortgagee, its successors and assigns, from and against myself and my heirs, and against any person whomsoever lawfully claiming or to claim the same or any part thereof.

1. And I, mortgagor, my heirs, executors, administrators, or assigns will keep the buildings and improvements now standing or hereafter erected on the mortgaged premises and any and all apparatus, fixtures, and appurtenances now or hereafter in or attached to the buildings or improvements insured against loss or damage by fire, windstorm, and such other hazards as mortgagee may require, all such insurance to be in forms, companies, and sum (not less than sufficient to avoid any claim on the part of the insurers for coinsurance) satisfactory to mortgagee; that all insurance policies shall be held by, and shall be for the benefit of and first payable in case of loss to, mortgagee, and that at least thirty (30) days before the expiration of each such policy, a new and sufficient policy to take the place of the one so expiring shall be delivered to mortgagee. I, mortgagor, assign to mortgagee all moneys recoverable under each such policy and agree that in the event of loss the amount collected under any policy of insurance on the property may, at the option of mortgagee, be applied by mortgagee on any indebtedness and/or obligation secured hereby and in such order as mortgagee may determine; or that such amount or any portion thereof may, at the option of mortgagee, either be used in replacing, repairing, or restoring the improvements partially or totally destroyed to a condition satisfactory to mortgagee or be released to mortgagor, in either of which events mortgagee shall not be obligated to see to the proper application thereof; nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. I, mortgagor, hereby appoint mortgagee my attorney, irrevocable, to assign each such policy in the event of foreclosure of this mortgage. In the event I shall at any time fail to keep the buildings and improvements on the property so insured, mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or

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