the state of the state of the state of the state of the Mortgagee, its succes-

Let be lawfully select of the premises hereinabove described in lawfully select of the premises hereinabove described in lawful authority to sell, convey, or encumber the same, liens and encumbrances whatsoever. The Mortgagor lawfully of the lawfully elaming the same or and the lawfully claiming the same or

series developed and agrees as follows:

the will promptly pay the principal of and interest on the indebtedness evidenced by

The little beauty he Mortgagee for such further sums as may be advanced for the payment of taxes, insurance premiums, public aspects purposes pursuant to the dovenants herein, and also any further loans, at studies that may be made hereafter to the Mortgager by the Mortgagee; the loans of the Mortgage debt and shall be a Mantgagee, unless otherwise provided in writing.

That he will had the improvements now existing or hereafter erected on the mortgaged as a state of the provided from time to time by the Mortgagee against loss by fire and the state of the mounts of may be required by the Mortgagee, and in companies acceptable to the Mortgagee all such policies, and that all such policies and the local shall be held by the Mortgagee and have attached thereto loss payable clauses in favor the Mortgagee.

That he will keep all improvements now existing or hereafter erected upon the mortgaged solver in sent repair, and should he fall to do so, the Mertgagee may, at its option, enter upon said in this solver repairs are necessary, and charge the expenses for such repairs to the matteres dant.

- That the Mortgagee may require the maker, co-maker or endorser of any indebtedness securis barely to carry life insurance upon himself in a sum sufficient to pay all sums secured by this
 life insurance upon himself in a sum sufficient to pay all sums secured by this
 life insurance in Mortgagee as beneficiary thereof, and, upon failure of the Mortgager to pay
 life premiums therefor, the Mortgagee may, at its option, pay said premiums, and all sums so adlife insurance shall become a part of the mortgage debt.
- parable meer the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the appual taxes, public assessments and insurance premiums, as estimated by the Mortgagee, and, on the failure of the Mortgager to pay all taxes, insurance premiums and public assessments, the Mortgagee may, at its option, pay said items and charge all advances therefor to the mortgage debt.
- That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgages 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. That, at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever other than by death of the Mortgagor.
- 9. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured thereby, and may be recovered and collected hereunder.
- 10. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and seal this	8th (day of	June	19 49 .
Signed, sealed, and delivered		بر	Roy	Wulliam (SEAL)
in the presence of:	· .	<u> </u>	· <u>V</u>	(SEAL)
Zewslythy	 :			(SEAL)