

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its succes-
sors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in
his own right, that he has good right and lawful authority to sell, convey, or encumber the same,
and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor
shall warrant and forever defend all and singular the premises unto the Mortgagee
against and against the Mortgagor and all persons whomsoever lawfully claiming the same or
any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by
this mortgage at the times and in the manner therein provided.

2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced
hereunder at the option of the Mortgagee, for the payment of taxes, insurance premiums, public as-
sessments, repairs or other purposes pursuant to the covenants herein, and also any further loans,
advances, reimbursements or credits that may be made hereafter to the Mortgagor by the Mortgagee;
and that 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.

3. That he 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
other hazards, in such amounts as may be required by the Mortgagee, and in companies acceptable to
it, and that he does hereby assign to the Mortgagee all such policies, and that all such policies and
renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor
of, and in form acceptable to, the Mortgagee.

4. That he will keep all improvements now existing or hereafter erected upon the mortgaged
property in good repair, and should he fail to do so, the Mortgagee may, at its option, enter upon said
premises, make whatever repairs are necessary, and charge the expenses for such repairs to the
mortgage debt.

5. That the Mortgagee may require the maker, co-maker or endorser of any indebtedness secur-
ed hereby to carry life insurance upon himself in a sum sufficient to pay all sums secured by this
mortgage, designating the Mortgagee as beneficiary thereof, and, upon failure of the Mortgagor to pay
the premiums therefor, the Mortgagee may, at its option, pay said premiums, and all sums so ad-
vanced by the Mortgagee shall become a part of the mortgage debt.

6. That, together with, and in addition to, the monthly payments of principal and interest
payable under 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
annual taxes, public assessments and insurance premiums, as estimated by the Mortgagee, and, on the
failure of the Mortgagor 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.

7. 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 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. That, at the option of the Mortgagee, this mortgage shall become due and payable forth-
with 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 recov-
ered 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 14th day of June 19 49 .

Signed, sealed, and delivered

Homer Kroger (SEAL)

in the presence of:

Thomas L. Brown (SEAL)
Carl S. [unclear] (SEAL)