

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 sole and lawful 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  
further covenants to warrant and forever defend all and singular the premises unto the Mortgagee  
lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will properly pay the principal of and interest on the indebtedness evidenced by  
the said note, 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  
hereafter, 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 hereunder, or should the Mortgagor be a party to any such suit, all costs and expenses  
incurred by the Mortgagee in the prosecution of such proceedings, or in the defense thereof, shall become due and payable immediately  
at the option of the Mortgagee, and shall be a part of the debt secured thereby, and may be recov-  
ered and collected therefor.

10. That all covenants, conditions, and terms herein, and the benefits and advantages shall inure to,  
and shall be binding upon, the heirs, assigns, and assigns of the parties hereto. Whenever  
the word "he" or "his" is used herein, it shall be construed to include the legal heirs, assigns, and the use of any gender  
shall be applicable to all genders.

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*W. J. Markham* (SEAL)

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