

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, his heirs, successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, 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 encumbrance whatsoever. 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 covenants and agrees as follows:

1. That he will promptly 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 he will keep the premises in a good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear excepted.

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 any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, 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, and that he will pay all premiums thereon when due, and that he does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorizing each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

4. That he will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises.

5. That he will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

6. That this Mortgage shall secure the Mortgagee for such further sum 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, 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.

7. That, at the option of the Mortgagee, this Mortgage shall become due and payable on demand if the Mortgagee shall convey away said mortgaged premises, or if the title shall be so vested in any other person in any manner whatsoever other than by death of the Mortgagor, the failure of the Mortgagee to exercise the power hereby granted shall in no event be construed as a waiver of the Mortgagee's future right to exercise said power.

8. That he hereby assigns all rents, issues and profits of the mortgaged premises from and after the date hereunder, and agrees that should he ever desire to be relieved pursuant to this mortgage of any lease, holding, tenancy, or other estate or interest therein, he will, at the request of the Mortgagee, execute and deliver to the Mortgagee all such instruments as may be required by the Mortgagee, and also discharge all charges and expenses, including such recording and the amount of any taxes or assessments, which apply to the value of the rents, issues and profits, and to the principal of the debt secured hereby.

9. If there is default in any of the terms, covenants or conditions 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 shall be enforceable and shall give to the Mortgagee the right to foreclose and to sell the premises, or should the Mortgagee become a bona fide purchaser of the premises, or should the premises be sold to a bona fide purchaser, the Mortgagee shall be entitled to recover from the purchaser the amount of the debt secured hereby, and to the extent of the debt secured hereby, the purchaser shall be bound to pay to the Mortgagee the amount of the debt secured hereby, and to the extent of the debt secured hereby, the purchaser shall be bound to pay to the Mortgagee the amount of the debt secured hereby, and to the extent of the debt secured hereby, the purchaser shall be bound to pay to the Mortgagee the amount of the debt secured hereby.

10. It is stipulated by the Mortgagor that he will defend and indemnify the Mortgagee and its assigns from and against all claims, damages, costs and expenses which may be incurred by the Mortgagee or its assigns in connection with the enforcement of this mortgage, and that if the Mortgagor shall fail to perform all the terms, covenants and conditions of this mortgage, and if the Mortgagee should be compelled to pay any such claims, damages, costs and expenses, then the Mortgagor shall be bound to pay to the Mortgagee the amount of such claims, damages, costs and expenses, and to the extent of the debt secured hereby, the Mortgagor shall be bound to pay to the Mortgagee the amount of the debt secured hereby.

11. The covenants, conditions and obligations herein 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 word the singular, and the use of any gender shall be applicable to all genders.