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 as good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear accepted.

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 therefor when due; and that he does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize 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 sums 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 hereof, and such sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand or as the Mortgagee may otherwise provided in writing.

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

8. [illegible] all rents, issues and profits of the mortgaged premises from and after maturity [illegible] proceeding instituted pursuant to this instrument, any Judge having jurisdiction may [illegible] the mortgaged premises, with full authority to take possession of the mortgaged premises [illegible] reasonable rental to be fixed by the Court in the event such [illegible] and expenses attending such proceeding and the execution [illegible] toward the payment of the debt secured hereby.

9. [illegible] of this mortgage [illegible] the Mortgagee [illegible] the Mortgagee [illegible] Such [illegible] be instituted [illegible] the Mortgagee [illegible] the title to the [illegible] [illegible] shall [illegible] and may be [illegible]

10. [illegible] the mortgage [illegible] that the Mortgagee [illegible] the mortgage debt [illegible] shall be [illegible]

11. [illegible] shall bind and inure to the benefit of the heirs, [illegible] the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall be applicable to all genders.