

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular, the said premises unto the said Mortgagee, forever. And I/we do hereby bind myself/ourselves, and my/our heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said Mortgagee, from and against my/our heirs, executors, administrators and assigns, and all other persons lawfully claiming, or to claim, the same or any part thereof.

AND IT IS AGREED by and between the parties hereto that so long as any indebtedness secured hereby shall remain unpaid that the said Mortgagor, his/their heirs, executors or administrators, shall keep the premises and all improvements erected thereon, or to be erected thereon, in as good condition and repair as same now exist, or shall exist, upon the completion of such improvements, natural wear and tear excepted, and also not to demolish, destroy, or remove any permanent structure now or hereafter existing on the premises without the written consent of said Mortgagee and shall keep said improvements on said premises insured against loss and damage by fire or other hazards, as may from time to time be required by said Mortgagee, with loss made payable to the said Mortgagee, for an amount not less than \$ \_\_\_\_\_, in such company as shall be approved by the said Mortgagee, and shall deliver the policy to said Mortgagee, and in default thereof the said Mortgagee may effect such insurance and reimburse themselves under the mortgage for the expense thereof, with interest thereon from the date of its payment at the highest lawful rate.

AND IT IS AGREED by and between the said parties that if the said Mortgagor, his/their heirs, executors or administrators, shall fail to pay all and any taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under the mortgage for the sum so paid, with interest thereon from the date of such payment; provided, however, that in addition to the amount of each monthly installment payable under the terms of said note secured by this instrument, Mortgagor will pay monthly an additional amount, if Mortgagee so requires, equal to the sum of one-twelfth of the total taxes and other assessments assessed with respect to the property conveyed by this instrument plus one-twelfth of the total annual fire or other insurance premiums paid or contracted for with respect to the subject property conveyed by this instrument.

AND IT IS FURTHER AGREED by and between the said parties, that upon default being made in the payment of principal or interest, or any part or installment thereof, as stipulated in the said note, or in the payment of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable, or in the due performance of any of the agreements herein expressed to be performed by said Mortgagor, then the entire amount of the debt secured, or intended to be secured hereby, shall become due and payable at the option of said Mortgagee, without notice to said Mortgagor, although the period for the payment thereof may not then have expired.

AND IT IS FURTHER AGREED by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event the said Mortgagee shall have the right to have a receiver appointed of the rents and profits of the above described premises, who, after deducting all charges and expenses attending such proceedings and the execution of the said trust as receiver, shall apply the residue of the said rents and profits towards the payment of the debt secured hereby.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney for collection by suit or otherwise, that all costs and expenses incurred by the Mortgagee, including reasonable attorney's fees (of not less than fifteen (15%) per cent of the amount involved if permitted by law), shall thereupon become due and payable as a part of the debt secured hereby and may be recovered and collected hereunder.

AND IT IS FURTHER AGREED that in case the debt hereby secured shall not be paid when it becomes due by maturity in due course, or by reason of a default as herein provided, Mortgagor hereby grants to Mortgagee, the following irrevocable power of attorney: To sell the said property at auction, with or without entry thereon, personally or by attorney, as Mortgagee may determine, at the usual place for conducting sales at the Court House (or such other place as may be provided by law), in the County where the land or any part thereof lies, in said State, to the highest bidder for cash, after advertising the time, terms