

THE SAID MORTGAGOR, for me, my heirs, executors, administrators, successors and assigns hereby covenant with the said mortgagee, its successors and assigns, that the said mortgagee, its successors and assigns, shall quietly enjoy and possess the same; that the said premises are free from all incumbrances; that the said mortgagee, its successors or assigns, will make such further assurances to perfect the fee simple title to the said premises in the said mortgagee, its successors or assigns, as may reasonably be required; and that the said mortgagee does hereby fully warrant the title in fee simple to the said premises and every part thereof and will defend the same against the lawful claims of all persons whomsoever.

And the Mortgagee does still further COVENANT AND AGREE with the said mortgagee, its successors and assigns, that at all times during the continuance of this mortgage, and until the same shall be fully paid or released and will keep the buildings on said premises unceasingly insured against damage by reason of fire or windstorm in some first-class responsible Insurance Company, satisfactory to the mortgagee, for at least the sum of one thousand seven hundred and twenty and 20/100 Dollars (\$1,720.20--) payable in case of loss to the said mortgagee, its successors or assigns, and that mortgagee will during the continuance of this mortgage pay all taxes and assessments that may be assessed or imposed on said premises or on the debt secured hereby, and will pay said taxes or assessments at least ten days before any penalty may be added for nonpayment and that in case said mortgagee shall neglect or refuse to keep said buildings continually insured, or fail to pay such taxes or assessments as herein provided, then, and in either of such cases, the said mortgagee hereby authorize and empower the said mortgagee, its successors or assigns, to effect such insurance and to pay such taxes and assessments, and to charge such sum or sums paid for either or all such purposes to the said mortgagee, and to tack and impress the same as an additional lien on the said premises, to remain secured by, and as a part of this mortgage, and to bear interest at the same rate as the indebtedness secured hereby, and to foreclose for the same, at the same time and in the same manner as for the original indebtedness herein secured.

PROVIDED NEVERTHELESS, that if the said mortgagee, his heirs, executors, administrators, successors or assigns, shall well and truly pay, or cause to be paid, to the said mortgagee, its successors or assigns, all sums as may become due and payable according to the terms of that certain promissory note, a copy of which is herein incorporated, and shall well and truly pay all taxes, assessments, charges and insurance premiums as herein provided, all of which the said mortgagee does hereby covenant and agree to pay, then this deed shall be null and void, otherwise to remain in full force and effect.

But if the said mortgagee, his heirs, executors, administrators, successors or assigns, shall fail to pay any sum or sums as may become due and payable according to the terms of said promissory note, or shall fail to pay any such taxes, assessments, charges, or insurance premiums when the same shall severally become due and payable, and as to taxes, assessments and insurance premiums, upon such default continuing for the space of ten days after notice from the mortgagee, its successors or assigns, or (in case payment by the mortgagee is herein allowed) upon the mortgagee's failing for a like period to make good such default by repayment—then the entire amount secured or intended to be secured hereby shall become due and payable at the option of the said mortgagee, its successors or assigns, although the period for the payment thereof may not have then expired. And it is 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, its successors or assigns, shall have the right to have a receiver appointed of the rents and profits of the said 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 lastly covenanted and agreed between the said parties that the said mortgagee, his heirs, executors, administrators, successors and assigns, shall have the right to hold and enjoy the said premises until default in the terms hereof shall be made.

And if at any time any part of said debt, or interest thereon, be past due and unpaid I hereby assign the rents and profits of the above described premises to said mortgagee, or its successors or assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs and expenses without liability to account for anything more than the rents and the profits actually collected.

The covenants and agreements contained herein shall bind, and the benefits and advantages thereof inure to, the heirs, executors, administrators, successors and assigns of the respective parties hereto. As used herein, wherever the context shall require and admit, the singular shall include the plural and the plural the singular, and any gender shall be applicable to all genders. As used herein, the phrase "successors and assigns" or "successors or assigns," if the mortgagee be other than a corporation, shall be deemed to mean the heirs, executors, administrators and assigns of the mortgagee.

WITNESS my hand and seal this 25th day of April in the year of our Lord one thousand nine hundred and sixty-two

Signed, Sealed and Delivered in the presence of

Elizabeth S. May
Jack T. May

Alvin D. Thomason (L. S.)
Irma Thomason (L. S.)