

appurtenances thereto belonging, reversions and remainders, however evidenced, used or enjoyed with said land and belonging to same, or which may be hereafter acquired or used or enjoyed with said land, all of which real estate and property is hereinafter referred to as premises.

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

THE MORTGAGOR covenants and warrants that at the time of execution and delivery of these presents he is truly seized of said premises in fee simple, and has full right and authority to mortgage the same as herein provided, and that said premises are free and clear of all liens and encumbrances except as herein otherwise set forth, and that he will forever warrant and defend the same.

ASSIGNMENT OF RENTS: In consideration of the making of the Loan evidenced by the said promissory note, and not by way of additional security therefor, mortgagor presently and unconditionally transfers, assigns and sets over unto mortgagee (but subject to the right of mortgagor to collect the same until mortgagee shall have notified mortgagor in writing to the contrary) the earnings, income, rents, issues and profits including all rents reserved in present and future leases (each and all of such leases being hereby expressly assigned) of any and all of the said property.

The mortgagor does hereby covenant and agree as follows:

1. Mortgagor will pay the indebtedness hereby secured.
2. Together with, and in addition to, the monthly payments of principal and interest set forth in the note secured hereby, the mortgagor will pay to the mortgagee on the 15th day of each month until said note is fully paid:
 - (a) Any installment of the taxes and assessments levied or to be levied against the premises covered by this mortgage, and any installment of the premium or premiums that will become due and payable to renew