

Together with all and singular the rights, interests, easements and appurtenances to the same belonging in any way, present or prospective, and all of the trees, shrubs and plants which may now or hereafter be and which shall hereafter be planted, and any other equipment or fixtures now or hereafter on the premises, as well as the contents of any building or buildings on the premises, shall be considered a part of the real estate.

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

The Mortgagee shall have a lawful right of entry upon the premises hereinabove described in fee simple absolute, and shall have the right to sell or convey or otherwise dispose of the same, and that the premises are free and clear of all taxes and charges of every kind whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whatsoever, lawfully claiming the same or any part thereof.

The Mortgagee covenants and agrees as follows:

1. That he will indemnify and hold harmless the Mortgagor from and against all and singular the debts and liabilities evidenced by the said note at the time and in the manner therein provided.
2. That this mortgage shall run to 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 herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; 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.
3. That he will keep the improvements now existing or hereafter created on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that he does hereby assign to the Mortgagee all sums of money and that all such policies and renewals thereof shall be held by the Mortgagee and have attached thereto their payable clauses in favor of, and in form acceptable to the Mortgagee.
4. That he will keep all improvements now existing or hereafter created upon the mortgaged property in good repair, and should he fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt.
5. That the Mortgagee may require the maker, doer, contractor or endorser of any indebtedness secured hereby to carry life insurance upon himself in a sum sufficient to pay all sums secured by this mortgage, designating the Mortgagee as beneficiary thereof, and upon failure of the Mortgagor to pay the premiums therefor the Mortgagee may, at its option, pay said premiums, and all sums so advanced by the Mortgagee shall become a part of mortgage debt.
6. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month, until the mortgage debt is completely paid in full, all and singular the amounts of the annual taxes, public assessments and insurance premiums, as estimated by the Mortgagee, and, on the failure of the Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee may, at its option, pay said items and charge all advances therefor to the mortgage debt. Any deficiency in the amount of such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" on any installment which is not paid when due to cover the extra expense involved in handling delinquent payments. The schedule of "late charges" is as follows: 1st to 10th—no charge; 10th to 15th—50c; 15th to 30th—\$1.00; after 30th—1% of payment. If, however, any monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency. Such payment will be made within thirty (30) days after written notice from the Mortgagee stating the amount of the delinquency, which notice may be given by mail.
7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default in payment, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses pertaining to such proceedings, and the remuneration of his trust as receiver, shall apply the residue of the rents, issues, and profits toward the payment of the debt secured hereby.