[illegible] to the same belong[illegible] which may arise or be [illegible] and may issue equipment or fix[illegible] that now [illegible] of the parties hereto that all [illegible] shall constitute, be considered a part of the realty.

TO HAVE AND TO HOLD [illegible] unto the Mortgagee, its successors and assigns forever.

The Mortgagor [illegible] lawfully seized of the said real estate above described in fee simple and has [illegible] right and lawful authority to sell, convey or encumber the same, and that the title [illegible] free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend the title to the same unto the Mortgagee forever, from and against the Mortgagor and [illegible] 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 this mortgage shall secure 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 charges pursuant to the covenants hereof, and also any further loans, advances, readvances or credit 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 erected 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, as further [illegible] all policies and renewals thereof shall be held by the Mortgagee and have attached thereto [illegible] payable clauses in favor of, and in form acceptable to the Mortgagee.

4. That he will keep all improvements now existing or hereafter erected 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 mortgagor to endorse or enclose 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 thereof, 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 indebtedness secured hereby is paid in full, a sum equal to one-twelfth 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 thereof 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" not to exceed the maximum which is not prohibited by law for the extra expense involved in handling delinquent payments. The schedule of "late charges" is as follows: 1st to 10th—no charge; 10th to 15th—5%; 15th to 20th—$1.00; after 20th—2% of payment. If, at any time, said 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. If said payment will be made within thirty (30) days after written notice from the Mortgagee stating the amount of the deficiency, 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 hereunder, and should legal proceedings be instituted pursuant to this instrument then the Mortgagee shall have the right to have a receiver appointed of the said rents, issues, and profits who, after deducting all charges and expenses attending such [illegible] and the execution of his trust as receiver, shall apply the residue of the said rents, issues and profits toward payment of the debt secured hereby.

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