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The Martgager coverants sittle agreet se follows

- 1. That he will promote you he will be an account of the said note, as the times down in the said note, as the times down in the said note, as the times down in the said note.
- 2. That this mertanes had accompanied by the second of the
- 3. That he will keep the improvements now extrator as agreement executed on the mertgaged property insured as may be required toma time to time to the Mortgages against has by the and other hazards, in such amounts as may be required by the Mortgages as the fact all such thickes and renewals thereof shall be held by the Mortgages and have a stated as payable discuss in favor of, and in form acceptable to the Mortgages.
- 4. That he will keep all improvements now actilities to the first could upon the mortgaged property in good repair, and should be fall to do by the Managed Rep, at the uptiles, exter span and premises, make whatever repairs are messages; and class at the expenses in much repairs to the mortgage debt.
- 5. That the Mortgages may require the maker, so statist of size Mr. N all injectioness secured hereby to carry life insurance upon himself in a city, maintain to pay all sugar secured by this mortgage, designating the Mortgages as benediciary the size and maintainess of the Mortgages may, at its silician large sections, find all sines so advanced by the Mortgages shall become a part of the mortgage sold.
- 6. That, together with, and in addition to the particular by presents of principal and interest payable under the terms of the particular hearing, he will pay to the Mortgaget, on the first day of each month, until the indebtedness account hearing to said in this tops again to one-twelfth of the annual taxes, public assessments and theorems presenting as astimated by the Mortgagee and, on the failure of the Mortgagor to pay all taxes, institution and interest problems are public assessments, the Mortgagee may, at its option, pay said items and there all all taxes in the mortgage debt.
- 7. That he hereby assigns all the signs, issues, and profits of the mortgaged premises from and after any default hereunder, and should him proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the renta, issues, and profits, who, after deducting all charges and expenses attacking such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.
- 8. That, at the option of the Mortinger, this mortgage shell become due and payable forthwith if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever piper than by death of the Mortgagor.
- 9. It is agreed that the Mortgager shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, than, at the option of the Mortgagee, all sums then owing by the Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured thereby, and may be recovered and collected hereunder.
- 10. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS my hand and seal this

Signed, sealed,	and delivered	Bessie R. M. make	a Swift (SEAL
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