TO HAVE

forever.

The Mortg

absolute, that he

that are free and

forever defend the

all persons whom

The Mortgagor

1. That he will

at the times and in the

2. That this

option of the Mortgagee, for the

purposes, pursuant to the

be made hereafter by the Mort

due to the Mortgagee by the

at the same rate as the

vided in writing; and the

rights of the holder of any

3. Without affecting the

hereby, and without affecting the

in writing, the Mortgagee may at any

or otherwise altering the terms of pay

4. That he will keep the improvements

as may be required from time to time by the

contingencies in such amounts and for such periods as

when due, any premiums on such insurance provided for

insurance shall be carried in companies approved by the

be held by the Mortgagee and have attached thereto

the Mortgagee. In event of loss Mortgagor will give

proof of loss if not made promptly by Mortgagor,

and directed to make payment for such loss directly

jointly, and the insurance proceeds, or any part thereof, may be applied by

reduction of the indebtedness hereby secured or to the restoration

of foreclosure of this mortgage or other transfer of title to the

indebtedness secured hereby, all right, title and interest of the Mortgagor in

in force shall pass to the purchaser or grantee.

5. That he will keep all improvements now existing or hereafter

good repair, and in the case of a construction loan, that he will

interruption, and should he fail to do so, the Mortgagee may

ever repairs are necessary, including the completion

for such repairs or the completion of such construction to the

6. That the Mortgagee may require the Mortgagor to

carry life insurance upon himself in a sum sufficient to

Mortgagee as beneficiary thereof, and upon failure

gagee may, at its option, pay said premiums and

of mortgage debt.

7. That, together with, and in addition to,

terms of the note secured hereby, he will pay to the

ness secured hereby is paid in full, a sum equal to

ance premiums, as estimated by the Mortgagee,

premiums and public assessments the Mortgagee

for to the mortgage debt. These

8. That he hereby assigns all the

fault hereunder, and should legal proceedings

have the right to have a receiver appointed

expenses attending such proceedings and the

issues, and profits, toward the payment of

9. That at the option of the Mortg

gagor shall convey, sell, pay, mortgage

manner whatsoever other than by death of the

shall permit work on the project to become

written consent of the Mortgagee.

10. It is agreed that the Mortgagee shall

under this mortgage or by the

gagor shall fully perform all the

that then this mortgage shall be

default in any of the

option of the Mortgagee all

and payable and this

of this mortgage or

premises described

attorney at law

able

Mortgagee.