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The Mortgagor further covenants and agrees as follows:

WITNESS the Mortgagor's hand and seal this

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(1) That this mortgage shall secure the Mortgagee for such further sums as may be a lyanced hereafter, at the option of the Mortgagre, for the payment of taxes, incurance promiums, public assessments, repairs or other purposes pursuant to the covenants become This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indel toess thus secured does not exceed the original amount shown on the face bereof. All somes 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.

(2) That it 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 any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such polities and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee. To the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction from that it will continue construction until completion without interruption, and should it fail to do so, the Mongaree may, at its option, where no its all premises, make whatever repairs are necessary, including the completion of any construction work underway, and charte the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or numitival charges, times or order apprehense against the mortgaged premises. That it will comply with all governmental and municipal laws and not alaborate affecting the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and access that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisher in may, at Classific or oth mass of point a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises an' collect the tents, is we and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgager and after de lucing all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

16) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgage, all sums then owing by the Mortgager to the Mortgagee shall become immediately due and pavable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this noongage, or should the Mortgagee become a party of any suit incolving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the bands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's for, of all thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and each expense incurred by the Mortgagee, as a part of the debt secured hereby, and may be recovered and each expense a factor of the Mortgagee, as a part of the debt secured hereby, and may be recovered and each ender.

(7) That the Mustgapor shall hold and entry the premises above conveyed antil there is a default under this mortgage or in the note secured hereby. It is the true of coincid this mortgage at that if the Mustgage shall fully perform all the terms, conditions, and convenants of the 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.

(8) That the extended herein contained shall bind, and the benefits and advantages shall inute to, the respective heirs, executors, administrators successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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amined by me, did declare that the slow about the release and forever relationship into id all her right and claim of decret of a liven under my hand and seal this day of November	the mortgageets) and the remark to all and singular to 19.	m (ntigageerisisi) iteirs on su(yyyyy)ry and -	assens, all her indexest and estate.
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