

Together with all and singular the rights, Members, Tenements, and appurtenances to the said premises belonging, or in anywise incident or appertaining:

And It is Agreed, by and between the said parties, that all plumbing, heating and lighting fixtures and appurtenances, and all such other goods and effects as are ever furnished by or landlord in letting an unfurnished building similar to the one covered by these presents, which are or shall be attached to the said building by nails, screws, bolts, pipe connections, Masonry or in any Manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns and all persons claiming by, through, or under them, and shall be deemed to be part of the security for the indebtedness herein mentioned and to be covered by this Mortgage.

To Have And To Hold All and singular the said premises unto the said The First Carolina Joint Stock Land Bank of Columbia, its successors and assigns forever. And I do hereby bind Myself and My heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said The First Carolina Joint Stock Land Bank of Columbia, its successors and assigns from and against Myself and My heirs, executors, administrators and assigns, and all other persons whomsoever, lawfully claiming or to claim the same, or any part thereof.

And it is Agreed, by and between the said parties, that the said Mortgagee (which expression herewith shall include his, her or its successors, heirs, executors, administrators or assigns), shall and will forthwith insure the house and building on said land, and keep the same insured from loss or damage by fire in the sum of three-fourths value of the insurable buildings on said premises and assign the policy of insurance to the said Mortgagee (which expression herein shall include his, her or its successors, executors, administrators or assigns), and in case he or they shall at any time neglect or fail so to do, then the said Mortgagee may cause the same to be insured in his or its own name, and reimburse himself or itself for the premium and expenses of such insurance under this Mortgage.

And It is Further Agreed, that said Mortgagee shall promptly pay all taxes, assessed and chargeable against said property, and in default thereof, that the holder of this Mortgage may pay the same, and reimburse himself or itself under this Mortgage.

And It is Further Agreed, that said Mortgagee shall not do or suffer any act to be done in, upon or about said premises, or any part thereof, whereby the value of said mortgaged property shall be impaired or weakened as a security for said debt:

Provided Always, Nevertheless, And it is the true intent and meaning of the parties to these presents, that if the said Mortgagee do and shall well and truly pay, or cause to be paid, unto the said Mortgagee, the said debt or sum of Money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said bond, Note, or other obligation, and all insurance, premiums and taxes, then this deed of bargain and sale shall cease, determine and be utterly null and void. But in case of Nonpayment of the said debt or sum of Money with interest, or any part thereof, or any part of the interest so to become due, according to the true intent and meaning of the said bond, Note