

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said Mortgagee, its Successors ~~HERE~~ and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said Mortgagee, its Successors

~~HERE~~ and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

Upon default in the payment of any installment of interest or principal as provided in the obligation secured hereby; or upon default in the performance of any of the terms of any other mortgage, whether prior or subsequent in lien, upon the said Premises; or upon adjudication of bankruptcy, voluntary or involuntary, of the obligor hereunder, or of the owner and holder of the said Premises, then, in any of such events, the entire indebtedness hereby secured shall forthwith become due and payable at the option of the owner and holder hereof. The owner and holder hereof shall have the right to make payment in whole or in part of any arrearages under such other mortgage or mortgages and add the same, with interest at the rate provided, to the indebtedness secured hereby.

Should legal proceedings be instituted for the collection of the debt secured hereby, the owner and holder hereof shall have the right to have a Receiver appointed of the rents and profits of the said Premises, with power to forthwith lease out the said Premises anew if he should so elect, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the debt secured hereby.

Should the mortgagee or the holder hereof become a party to any suit involving this mortgage or the title to said Premises, the mortgagor or the owner of the Premises his, her, their or its heirs, executors, administrators, successors or assigns shall also pay a reasonable attorney's fee to the attorney for the mortgagee or holder.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, her

Heirs, Executors or Administrators, shall and will insure the house and buildings on said lot, and keep the same insured from loss or damage by fire, and assign the Policy of Insurance to the said Mortgagee,

and in case that she or they shall, at any time, neglect or fail so to do, then the said Mortgagee

may cause the same to be insured in its name, and reimburse itself

for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of six per cent. per annum from the date of such payment, under this Mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor, her Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable; and in case she or they

fail to do so, the said Mortgagee, its Successors ~~Executors, Administrators~~ or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself

for the same, together with interest on the amount so paid, at the rate of six per cent. per annum, from the date of such payment, under this Mortgage.