

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee and his heirs and assigns forever.



The Mortgagor covenants that he is lawfully seized of the premises hereunto conveyed in fee simple absolute, that he has good right and lawful authority to sell, convey, mortgage, lease, and otherwise dispose of the same, and that the premises hereunto conveyed are free and clear of all liens and encumbrances whatsoever. The Mortgagor covenants to defend, maintain, and repair the premises hereunto conveyed, and to defend all and singular the premises unto the Mortgagee forever, him and his heirs, assigns, and assigns, and to defend the same unto whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the note secured by this mortgage, at the times and in the manner therein provided.
2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereunder, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, and other charges payable by the Mortgagor pursuant to the covenants herein, and also any further loans, advances, or disbursements made by the Mortgagee hereunder after to the Mortgagor by the Mortgagee; and that all sums so advanced shall be deemed to be part of the principal of the Mortgage debt and shall be payable on demand of the Mortgagee, with interest thereon as provided herein.
3. That he will keep or permit the Mortgagee to keep the improvements now existing on the mortgaged premises insured against fire and other hazards, in such amounts as may be required from time to time by the Mortgagee, and in connection therewith he hereby assigns to the Mortgagee all such policies, and all such policies and amounts shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of, and in favor of, the Mortgagee, and in the event of loss or destruction by fire or other hazards, the Mortgagee may, at its option, pay the amount of the insurance to the mortgage indebtedness or to the insurance or repair of the property insured.
4. That he will keep all improvements now existing or hereafter erected upon the mortgaged premises in good repair, and in the case of an advance for construction, that he will maintain the same in good repair, without interruption, and should he fail to do so, the Mortgagee may, at its option, make any and all repairs, including the completion of any construction work underway, and charge the amount for such repairs or the completion of such construction to the mortgage debt.
5. That the Mortgagee may require the maker, co-maker, or endorser of any instrument secured hereby to carry life insurance upon himself in a sum sufficient to pay all sums secured by this mortgage, designating the Mortgagee as beneficiary and assignee thereof, and upon failure of the Mortgagor to pay the premiums required by the Mortgagee may, at its option, pay said premiums, and all sums so advanced by the Mortgagee shall become a part of the mortgage debt.
6. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments, and other charges, as estimated by the Mortgagee, and, on the failure of the Mortgagor to pay all such taxes, public assessments, and public assessments, the Mortgagee may, at its option, pay said taxes and charges, all advances, interest, or the mortgage debt.
7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises, hereunto conveyed, in default hereunder, and should legal proceedings be instituted pursuant to the provisions hereof, the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings, and the execution of his trust as receiver, shall apply the balance of the rents, issues, and profits toward the payment of the debt secured hereby.
8. That, at the option of the Mortgagee, this mortgage shall 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 other than by death of the Mortgagor.
9. It is agreed that the Mortgagor shall hold and enjoy the premises hereunto conveyed, until there is a default under this mortgage or in the note secured hereby. It is the sole duty of the Mortgagee, and if the Mortgagee shall fully perform all the terms, conditions, and covenants of this mortgage, and if the loan secured hereby, then this mortgage shall be utterly null and void, otherwise to remain in full force and virtue. If there is a default by any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor 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 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 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 plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and seal this 27th day of January, 1971.

Signed, sealed, and delivered
in the presence of:

 (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)