Together with all and singular the rights members, hereditaments, and appurtenances to the same be longing or is any way incident or appertaining, and all of the rents, inside, and profits which may arise or be had therefron, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the particle hereto that all such fixtures and appelpment, other than the usual household furniture, be considered a party of the real seate.

TO HAVE AND TO HOLD all said singular the said pressions unto the Mortgages, its successors and

the Montage covenants that he is hewfully, school of the premises hereinalized described in feet the best of the premises hereinalized described in feet that is been been been considered and lawful authority to sell, convey, or encumber the same, and that the graphes have five and their of all liens and uncumbrances whatsoever. The Mortgagor further severalized the Mortgagor forever from and account the Mortgagor encumbrances and all purcess whatsoever 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 said note; at the times and in the manner therein provided Failure to pay promptly shall, at the option of the holder, permit a late charge to be charged.

2. That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee; and that all sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgages, unless otherwise provided in writing.

3. That he 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 other hazards, in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that he does hereby assign to the Mortgagee all such policies, and that all such policies 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. Failure to provide insurance shall, at the option of the holder, permit the holder to acquire such insurance as it doesns necessary for the holder's protection, exclusive of the mortgagor's protection and to charge the cost of same to the mortgage debt.

A. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair, and should he fail to do so; the Mortgages may, at its option, enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt.

5. That the Mortgagee may require the maker, co-maker or endorser of any indebtedness 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 thereof, and, upon failure of the Mortgager to pay the premiums therefor, the Mortgagee may, at its option, pay said premiums, and all sums so advanced by the Mortgagee shall become a part of mortgage debt.

5. That, at the option of the holder, 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 insurance premiums, as estimated by the Mortgagee, and, on the failure of the Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee may, at its option, pay said items and charge all advances therefor to the mortgage debt. Any deficiency in the amount of such aggregate monthly payment, shall, unless made good by the Mortgage. The Mortgagee may collect a "late charge" not to exceed five (5c) per dollar of any installment which is not paid within ten (10) days from the due date thereof to cover the extra expense involved in handling delinquent payments. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency. Such payment will be made within fifteen (15) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail.

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then 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 residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

8. A default in this mortgage and the note which it secures shall likewise constitute a default as to any other note and mortgage, held by the holder, executed or assumed by the mortgagor(s).

9. 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. The Mortgagor shall not place a subsequent of junior mortgage upon the above described premises without the written permission of the Mortgagos.