TO HAVE AND TO HOLD

forever

The Mortgagor

absolute, that

fee simple and that

forever defend all

all persons whomsoever

The Mortgagor

1. That he will promptly pay

at the times and in the manner

2. That this mortgage shall

option of the Mortgagee, for the pay

purposes pursuant to the covenants

be made hereafter to the Mortgagee by

due to the Mortgagee by the Mortgagor

at the same rate as the Mortgage debt

vided in writing, and the lien of this

rights of the holder of any

3. Without affecting the liability of any

hereby, and without affecting the right of the Mortgagee

in writing, the Mortgagee may at any time, without notice or consent,

or otherwise altering the terms of payment of the indebtedness secured hereby

4. 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, casualties and

contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly

when due, any premiums on such insurance provision for payment of which has not been made hereinbefore. All

insurance shall be carried in companies approved by the Mortgagee and the 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. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make

proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized

and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee

jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the

reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event

of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the

indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then

in force shall pass to the purchaser or grantee.

5. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in

good repair, and, in the case of a construction loan, that he will continue construction until completion without

interruption, and should he fail to do so, the Mortgagee may, at its option, enter upon said premises, make what-

ever repairs are necessary, including the completion of any construction work, and may pay for the expenses

for such repairs or the completion of such construction to the mortgage debt.

6. That the Mortgagee may require the maker, or joint maker, of the note secured hereby to

carry life insurance upon himself in a sum sufficient to pay all

Mortgagee as beneficiary thereof, and upon failure of the Mortgagor to pay the premiums therefor, the Mort-

gagee may, at its option, pay said premiums, and all sums so advanced by the Mortgagee shall become a part

of mortgage debt.

7. That, together with, and in addition to, the monthly payments of

terms of the note secured hereby, he will pay to the Mortgagee on the day

ness secured hereby is paid in full, a sum equal to

ance premiums, as estimated by the Mortgagee and as the

premiums and public assessments, the Mortgagee may

for to the mortgage debt. These monthly

8. That he hereby assigns all the rents, issues and

fault hereunder, and should legal proceedings

have the right to have a receiver appointed

expenses attending such proceedings and

issues, and profits, toward the payment of the

9. That, at the option of the Mortgagee

gagor shall convey away said

manner whatsoever other than by

shall permit work on the property to become

written consent of the Mortgagee.

10. It is agreed that the

under this mortgage, or in the

gagor shall fully perform all

that then this

default in

option of the

and payable

of this

[illegible]

able

Mortgagee