

Together with all and singular the rights, members, hereditaments, and appurtenances to the same, to be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or in any way connected with the premises, the parties hereto do hereby agree that all such fixtures and appurtenances shall be considered a part of the real estate.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinafore described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances, whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee hereinafter named, and against the Mortgagor and all persons whose names lawfully claim 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, or all over to pay, promptly shall assign option of the holder, permit a late charge to be charged.

2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any other sums, advances, or credits that may be made hereafter to the Mortgagor 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 Mortgagee, unless otherwise provided in writing.

3. That he will keep the improvements now existing or hereafter erected on the premises insured as may be required from time to time by the Mortgagee, and in compliance therewith he hereby assigns to the Mortgagee all such policies, and all such policies shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of the Mortgagee to the Mortgagee. Failure to provide insurance shall be the fault of the holder, and the holder shall acquire such insurance as it deems necessary for the protection of the premises, and shall give the same protection and to charge the cost of same to the Mortgagor.

4. That he will keep all improvements now existing or hereafter erected on the premises in good repair, and should he fail to do so, the Mortgagee may, at its option, cause the same to be repaired, and charge the cost thereof to the Mortgagor, and should the same be necessary, and charge the cost thereof to the Mortgagor.

5. That the Mortgagee may require the maker of this mortgage to carry life insurance upon himself in a sum not less than the amount of the principal and interest thereon, and designate the Mortgagee as beneficiary thereof, and the Mortgagee may, at its option, require the Mortgagor to make whatever repairs are necessary, and charge the cost thereof to the Mortgagor. The Mortgagee shall become a general mortgagee.

6. That at the option of the holder, the principal and interest payable under the terms of this mortgage shall be paid on the first day of each month, until the first day of the month next following the twelfth of the annual term, and on the failure of the Mortgagor to pay all or any part of the principal and interest due on the first day of the month next following the twelfth of the annual term, the Mortgagee may, at its option, pay said principal and interest, and the deficiency in the amount of such payment shall be paid by the Mortgagor prior to the first day of the next month following the date of such payment. The Mortgagee may collect such principal and interest, and any amount which is not paid within ten (10) days from the date of such payment, and handling delinquent payments, if however, the Mortgagee shall, at its option, apply any amount necessary to make up the deficiency in the amount of such payment, after written notice from the Mortgagee, and such notice shall be given by mail.

7. That he hereby assigns all the rents and profits of the premises, and in any default hereunder, the Mortgagee shall have the right to collect the same, and apply the same to the payment of the principal and interest, deducting all charges and expenses, and the Mortgagee shall apply the balance of the same to the payment of the principal and interest.

8. A default in the payment of the principal and interest on this mortgage, or on any other note and mortgage of the Mortgagor, shall constitute a default in the payment of this mortgage.

9. That in the event of the death of the Mortgagor, the Mortgagee shall have the right to require the executor or administrator of the estate of the Mortgagor to pay the principal and interest on this mortgage, and the Mortgagee shall have the right to require the executor or administrator of the estate of the Mortgagor to pay the principal and interest on this mortgage, and the Mortgagee shall have the right to require the executor or administrator of the estate of the Mortgagor to pay the principal and interest on this mortgage.