

**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 hereinabove 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 forever, then and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal of and interest of the indebtedness evidenced by the said note, at the times and in the manner therein provided, or as modified or substituted by mutual agreement in writing.
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, assessments, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further taxes, assessments, levies, obligations or credits that may be made hereafter to the Mortgagee by the Mortgagee, and for any other or further obligation or indebtedness due to the Mortgagee by the Mortgagee at any time hereafter, 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, and the lien of this mortgage securing such advances and advances shall be superior to the rights of the holder of any intervening lien or encumbrance.
3. Without affecting the liability of any person obligated for the payment of any indebtedness secured hereby, and without affecting the rights of the Mortgagee with respect to any security not expressly released in writing, the Mortgagee may at any time, without charge or expense upon any agreement extending the time 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, 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 amounts of insurance that he holds by the Mortgagee and have attached thereto loss payable clauses in favor of, and in favor of, the Mortgagee.
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, cause upon said premises, make whatever repairs are necessary, including the completion of any construction work unfinished, and charge the expenses for such repairs or the completion of such construction to the mortgagor's debt.
6. That the Mortgagee may require the maker, or maker or makers of any indebtedness secured hereby to carry life insurance upon himself in a sum sufficient to pay all debts secured by this mortgage, designating the Mortgagee as beneficiary thereof, and, upon failure of the Mortgagee to pay the premiums therefor, the Mortgagee may, at its option, pay said premiums, and all costs or expenses of the Mortgagee shall become a part of mortgage debt.
7. 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 tenth day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one month's worth of the property taxes, public assessments and insurance premiums, as estimated by the Mortgagee, and, on the failure of the Mortgagee to pay all taxes, insurance premiums and public assessments, the Mortgagee may at its option stop and charge all advances therefor to the mortgage debt.
8. That he hereby assigns to the mortgagee 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 completion of his duty as receiver, shall apply the residue of the rents, issues, and profits, first to the payment of the debt secured hereby.
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, or, in the case of a construction loan, if the Mortgagor shall permit work on the project to become and remain interrupted for a period of fifteen (15) days without the written consent of the Mortgagee.
10. It is agreed that the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the intent and purpose of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise of no effect at all force and virtue. If there is a default in 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 thereupon become due and payable immediately to and for the benefit, at the option of the Mortgagee, as a part of the debt secured thereby, and may be received and collected hereunder.