The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Martgagee for such further sums as may be advanced hereafter, at the option of the Martgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This martgage shall also secure the Martgagee for any further loans, advances, readvances or credits that may be made hereafter to the Martgager by the Martgager solong as the total indebtedness thus secured does not exceed the original amount shown on the face hereaf. All sums so advanced shall bear interest at the same rate as the martgage debt and shall be payable on demand of the Martgager unless atherwise provided in writing.
- (2) that it will keep the improvements now existing or hereafter erected on the martgaged property insured as may be required from time to time by the Martgagee against loss by fire and any other hazards specified by Martgagee, in an amount not less than the martgage debt, or in such amounts as may be required by the Martgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Martgagee, and have ottached thereto loss payable clauses in favor of, and in form acceptable to the Martgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Martgagee the proceeds of any policy insuring the martgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Martgagee, to the extent of the balance awing on the Martgage debt, whether due of not.
- (3) That is will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it foll to do so, the Mortgages may, at its eption, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other imposi-tions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mart-
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the martgaged premises, with full authority to take possession of the martgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the martgager and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.
- (6) That 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 of 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 any attorney at law for collection by suit or other rise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon 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.
- (7) That the Martgagar shall hold and enjoy the premises above conveyed until there is a default under this martgage or in the secured hereby. It is the true meaning of this instrument that if the Martgagar shall fully perform all the terms, conditions, and coverants of the martgage, and of the note secured hereby, that then this martgage shall be utterly null and vaid; otherwise to remain in full
- (8) That 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Milton King (SEAL PROBATE d witness and made outh that (s)he saw the within name t and that (s)he, with the other witness subscribed above
PROBATE
d witness and made outh that (s)he saw the within name t and that (s)he, with the other witness subscribed above
A william
A wellen
RENUNCIATION OF DOWER
o hereby certify unto all whom it may concern, that the is day appear before me, and each, upon being privately and without any compulsion, dread or fear of any person the mortgapes's(s") heirs er successors and assigns, all singular the premises within mentioned and released.
$\mathcal{O}(\mathcal{O}(\mathcal{O}))$
ris J. King
led Oct. 6, 1972 at 11:15 A.