To Have and to Hold, all and singular the said property unto the Mortgages, its successors and assigns forever

The Mortgagor covenants that he is lawfully selzed of the premises hereinabove described in fee simple absolute (or such other estate, if any, as is stated hereinbefore), that he has good right and lawful authority to sell, convey, or engageter the same, and that the premises are free and clear of all liens and encumbrances whatsoever except as herein otherwise recited. The Mortgagor further covenants to warrant and forever defend all and singular the premises as herein conveyed, unto the Mortgages forever, from and against the Mortgager and all persons whomseever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. He will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the time and in the manner therein provided. Privilege is reserved to propay at any time, without premium or fee, the untire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100.00),
- 2. 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 Mortgagoo as trustee (under the terms of this trust as hereinalter stated) on the first day of each month until the said note is fully paid:
 - (a) A mim extual to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgages, and of which the Mortgages is mutified) less all sums already paid therefor divided by the number of months to clapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgages in trust to pay said ground rents, premiums, taxes and special assessments.
 - (b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order
 - (1) taxes, special assessments, fire and other hazard insurance premiums;
 - (11) interest on the note secured hereby; and
 - (111) amortization of the principal of said note.

Any definiency in the amount of such aggregate monthly payment, shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. At Mortgages's option, Mortgagor will pay a "like charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof, to cover the extra expense involved in handling delinquest payments, but such "late charge" shall not be payable out of the proceeds of any sale made to estably the indebtidates secured hereby, unless such proceeds are sufficient to discharge the outlie indebtedness and all proper costs and expenses secured thereby.

3. If the total of the payments made by the Morlgagor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgogoo as trustee for taxes or passesments of fliatrance premiuma, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagor for such items or, at the option of Mortgagoe as trustee, may be refunded to the Mortgagoe. It, however, such monthly payments shall not be sufficient to pay such Items when the sains shall become due and payable, then the payments shall not by sufficient to pay such items when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagos as trusted any should decisively to inske up the deficiency. Such payment will be made within thirty (30) days after written notice from the Mortgagos shall tender to the Mortgagos in the Mortgagos in the Mortgagos as trusted shall, in computing the amount of the antire indebtedness represented thereby, the Mortgagos as trusted shall, in computing the amount of such indebtedness, cradit to the account of the Mortgagos are trusted shall, in computing the amount of such indebtedness, cradit to the account of the Mortgagos are trusted shall, in computing the amount of such indebtedness, cradit to the account of the Mortgagos are greated that the provisions of (a) of paregraph 2 hereof. If there shall be a default under any of the provisions of the previous covered