

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

AND the Mortgagor covenants with the Mortgagee that the Mortgagor is indefeasibly seized of a good and marketable fee simple title to said land and has good and lawful authority to mortgage said land; and the Mortgagor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances except such easements as are described in the mortgage title binder this day delivered by Mortgagor to Mortgagee.

PROVIDED ALWAYS, that if said Mortgagor shall pay unto said Mortgagee that principal and interest set forth in the note referred to hereinabove; AND if the Mortgagor shall duly, promptly and fully perform discharge, execute, effect, complete and comply with and abide by each and every of the stipulations, agreements, conditions and covenants of said Note and this mortgage, then this mortgage and all assignments contained herein shall cease and be null and void; otherwise to remain in full force and effect.

AND the Mortgagor does hereby expressly covenant and agree:

1. To pay said Note in accordance with its terms promptly as the principal and interest thereon shall become due.
2. To pay all taxes, assessments and public charges already levied or assessed or that may hereafter be levied or assessed upon or against said land and premises or against any personal property herein conveyed, when due and payable according to law, before they become delinquent, and before any interest or penalty shall attach.