TOGETHER with all and singular the rights, members, hereditaments and approximate AND IT IS AGREED, by and between the said parties, that all plumbing, he in letting any unformshed building, which are or shall be attached to the building covered to the building covered to the building of the said parties.	ating and lighting fixtures and appurtenan cred by these presents, by nails, screws, be	es, and all such other goods and effects as are ever furnished by a la	deemed
to be fixtures and an accession to the freehold and a part of the realty as between or under them, and shall be deemed to be part of the security for the indebtedness her TO I/AVE AND TO HOLD all and singular the said premises unto the said madministrators and assigns, to warrant and forever defend, all and singular, the said v	in mentioned and to be covered by this me organee, its successors and assigns, forev	rtgage. er. And the mortgagor does hereby bind himself, his heirs, exe	cutors.
administrators and assigns, and all other persons whomsoever, lawfully claiming, or As a part of the consideration hereof and of the acts of said mortgagee herea agrees with the mortgagee and represents and declares as follows:	to ciaim, the same or any part thereof. ader, said mortgagor, on behalf of himsel	f, his heirs, executors, administrators or assigns, hereby covenant	ts and
1. Wherever there is a reference in the agreements, covenants, conditions a representatives, successors and assigns (either voluntary by act of the parties, or involuntary by act of the parties, or involuntary by act of the merchanger; and be binding upon the heirs, executors, administrators, and assigns of the merchanger; and may be exercised and enjoyed by the successors and assigns of the merchanger and be	ntary by operation of law) of the same, a all rights, powers, privileges and remedie	nd all obligations of the mortgagor herein and hereunder shall extended the conferred upon and given unto the mortgage shall extended	end to
or requires, the singular number as used throughout this instrument shall include the place. 2. Where, by the terms and conditions of the said note or of this instrument stated enters into the consideration, and is of the essence of the entire contract.	rral, and the plural shall include the singu- , a day or time is fixed for the payment o	lar, and the masculine shall include the feminine. f any money or the performance of any obligation or agreement, the	e time
3. That the mortgagor is lawfully seized of the property hereinabove describ said premises are free and clear of all liens and encumbrances whatsoever, except this accruing.	fortgage, or any suits affecting the same,	and that all taxes and assessments have been paid, except those her	re af te r
4. That the mortgagor shall forthwith insure and keep insured, as may be recupon said lands, and all equipment and personalty herein mortgaged, against loss or disuch amounts and in such company or companies as shall be satisfactory to the mortgassign and deliver to the mortgagee said policy or policies of insurance under a mortgage	mage by are (and by casualty, including gee, the loss, if any, to be payable to the	ornado, windstorm or hail, if required by the mortgagee), in such mortgagee, as its interests may appear at the time of the loss, and	form,
premiums for such insurance; and if additional insurance is taken out on the property, policy. In the event any sum of money becomes payable under such policy or policies, it whether due or not, and in the manner it may determine, or to permit the obligor to	that all policies for same shall be delivered be mortgaged shall have the option to rec receive and use it, or any part thereof, for	to said mortgagee, its successors or assigns, the same as in the recive and apply the same on account of the indebtedness bereby se	quired
purposes, without thereby waiving or impairing any equity or statutory right under or 5. If required by the mortgagee, the mortgager shall procure and deliver, or cathe mortgagee, in such form and in such insurance company as satisfactory to the mortsage securing this loan, and the taxe	se to be delivered, to the mortgagee title in twagee, insuring and guaranteeing that the	property hereinabove described is owned by the mortgagor in fee	simple
or when demanded by the mortgagee; and upon his failure so to do, the mortgagee may 6. The mortgager covenants and agrees to pay all and singular the taxes, ass and deliver the official receipts therefor to the Corporation or a certificate signed by a	orocure such insurance. Sesments, leties, liabilities, obligations and ach textuse official to whom any such taxes	encumbrances of every nature on said described property each and	every,
for the current year; and if the same be not promptly paid the Home Owners' Lean Co to forcelose or any right hereunder, and every payment so made shall bear interest free 7. It is further covenanted and agreed that the mortgagor will keep all build are, and likewise will keep in good condition any buildings, fixtures or other improv	m the date thereof at the rate of six (6% tags, fixtures or other improvements of an ements that should hereafter, with the cor) per cent, per annum, y kind or nature now on said property in as good condition as they sent of the margages, he created and placed thereon; and the por	y now
binds himself not to erect, or permit to be erected, any new buildings on the premises consent of the holder, or holders, of said note and this mortgage; and will commit, per part thereof, or the destruction or removal from said property of any building, fixture or any part thereof, whereby the value of the said mortgaged property shall be impained.	herein mortgaged, nor to add to, or permi nit or suffer no waste on said property o , or other improvements of any kind what	to be added to, any existing improvements thereon, without the wany kind, or any impairment or deterioration of said property, or do or suffer any act to be done in upon or about said property or do or suffer any act to be done in upon or about said property.	ritten or any
note and mortrage shall immediately become due and collectible, at the option of the 3. If the mortgagor shall fail to procure and maintain insurance on said preshall fail to pay any taxes as and when the same shall become due and payable, as here	e holder thereof, as provided for in case of perty, as herein agreed, or after procuring in agreed; or if the mortgagor shall fail to	other violations of the terms of the mortgage, the same shall fail to pay the premium therefor; or if the mort keep the buildings or improvements now on said lot, or hereafter.	tgagor
thereon, in good order and condition, then, in such event, the mortgagee may, at its procured by the mortgagor, and may pay any taxes, liens, assessments or amount whice repairs necessary to place and keep the building and improvements on said lot in good assessments, judgments or other encumbrances or repairs shall be added to the principal	election, procure such insurance and pay h should, under the terms of this instrume order and condition; and any sum so no	the premium thereon, and may pay any unpaid premium for insu- nt, be paid by the mortgager, and may make, or cause to be made id or advanced by the mortgager for insurence remiums to read	rance e, any
of payment by the mortgage, at the rate of six per centum (6%) per annum, shall be so mortgagee shall be subrogated to all rights of the person or persons to whom such prits right to forcelose, or any other right which it has under the note and mortgage.	cured by this instrument in the same man syments may be made. Any of said payme	her and to the same extent as the original debt hereby secured; and ts shall be optional with the mortgagee, and without waiving or aff	d the ecting
9. The mortgagor hereby agrees to pay, all and singular, any costs, charges assigns, because of the failure on the part of the mortgagor, his heirs, executors, admin covenant of said promissory note and this mortgage, or either, and upon his failure so this mortgage.	strators or assigns to perform, comply w to do, any sums so expended may be added	th and abide by each and every stipulation, agreement, condition to the debt hereby secured and the mortgagee may reimburse itself	n and under
10. It is further covenanted and agreed, that in the event the premises hereby and all damages awarded for the taking of, or damages to, said premises, or an note and morkeage, and may be applied upon the payments, or payments, last payable t	y part thereof, shall be paid to the mortga	gee, its successors or assigns, up to the amount remaining unpaid o	n the
11. It is further covenanted and agreed, that should any proceedings be come the mortgagee may, at its option, immediately declare its lien and the note which it see premises. 12. PROVIDED, ALWAYS, NEVERTHELESS, And it is the true intent and more statements.	ares due and payable, and start such proce aning of the parties to these presents, that	edings as in its judgment may be necessary to protect its interest if if the mortgagor shall well and truly pay, or cause to be paid, unit	in the
mortgagee, its successors or assigns, the said debt or sum of money, with interest there intent of said note and this mortgage, then this mortgage shall cease, determine and be interest within ninety days after the same becomes due and payable, or shall fail to by him or the mortgagee when and as the same becomes due and payable, or shall fail	on, if any shall be due, and shall perform utterly null and void. But if the mortgag procure and maintain insurance on the bu	all the agreements, conditions, covenants and terms according to the or shall fail to promptly and fully pay any installment of principal littings on said land or to pay the premium on any insurance pro-	e true
or when the same shall become due and payable, or shall fail to reimburse the mortgage ments on said land are not kept in as good condition as they now are, or the mortgage or if injury or waste is committed or permitted to or on said property, or the building	ee for any amounts paid on his behalf who is shall erect or permit to be erected any no ways or improvements thereon, or any fixt	on the same shall be demanded; or if the buildings and for other impute buildings on said land without the consent in writing of the more	prove-
other, agreement, condition, covenant, stipulation or term of this instrument, or the at once, anything hereinbefore or in said obligation contained to the contrary notwest successors or assigns, and the said mortgager doth hereby empower and authorize the	herein contained; or if the mortgagor sha tte which it secures, the whole amount of a thstanding. And upon said debt being du said mortgagee its successors or assigns	aid debt, at the option of the mortgages, shall become due and college and collectible, it shall and may be lawful for the said mortgage to great harrain sell release and convert harrain sell release and convert the said mortgage	r any ectible ee, its
appurtenances, at public auction or vendue at the door of the Court House in the Count having been first given once a week in some newspaper published in said County, at v to make and execute to the purchaser, or purchasers, his, her or their heirs and assign	ty aforesaid, to the highest bidder, for eachich sale they, or any of them, shall have forever, a conveyance in fee of the said	sh, three week's previous notice of the time, place and terms of the right to become purchasers of the said premises, and on such premises, freed and discharged from all equity of redemnition and	f sale n sale right
of dower, and all and any other encumbrance, subsequent to this mortgage; and after and all sums paid out by the mortgages hereunder, not exceeding ten (10%) per cent. to the rights of the holder of any subsequent lien or encumbrance on the said premises we over-plus to the said mortgagor. But if the said proceeds shall be insufficient to pay the	attorney's fees, premiums of insurance, and he may give express notice in writing of e said debt, interest, toyen fees, costs and	any costs and charges of the said sale, then to hold the over-plus sub- his holding the same; and if no such claim be made, then to pay charges, the amount unraid shall not be extinguished by the pay	ubject such
becoming the purchaser of the premises. The completion of said sale, by conveyance, him, shall then become and be tenants holding over; and shall forthwith deliver possess assignee of this mortgage, the deed shall be executed in the name of the mortgager by are coupled with an interest, and are irrevocable by death, or otherwise, and are grant	hall entitle the purchaser to immediate pos- ion to the purchaser at such sale, or be su- the President. Manager or Agent of said	session of the premises, and the mortgagor, or any person holding marrily dispossessed. In case of sale by any corporation as mortgagor corporation, as attorney in fact. The power and agency because	under
13. The mortgagor represents and declares as a condition hereof and as a part of trators, and executors all rights that now exist or that may hereafter exist under the laftered sure sale thereof, and agrees to pay the full amount of the indebtoness secured	the consideration for the loan secured here	by, that he does hereby waive and renounce for himself, his heirs, add	r the
and the state of the state of the independent secured	pereby, and the full amount of the deficion	by in the payment thereof that may be established by the foreclosure	
of the property herein described, without requiring an appraisal of the property here alleged true value of said land, or for any reason. 14. And the said mertgager doth, as additional security, hereby assign, set over an unpaid or uncollected and that accrue or fall due from and after any default by morion.	hereby, and the full amount of the deficient of the deficient described, either before or after the foil transfer to the said mortgagee, all of the graph hereunder, or any breach or violation	eclosure sale thereof, and without any defense or set-off because of creats, issues and profits of the said mortgaged premises that me of any agreement, condition, coverent or target of the rate of the rate.	of the
of the property herein described, without requiring an appraisal of the property here alleged true value of said land, or for any reason. 14. And the said mortgagor doth, as additional security, hereby assign, set over an unpaid or uncollected and that accrue or fall due from and after any default by mortgage and profits as a matter of right, and if said premises be not reuted, the receiver shall for the amount due the mortgagee or the solvency of any person or persons liable for the	hereby, and the full amount of the deficient described, either before or after the formal transfer to the said mortgagee, all of the gor hereunder, or any breach or violation may be parties, and the holder of this me have the right to rent out the premises; all the premises of such amount, anything herein	eclosure sale thercof, and without any defense or set-off because of contents, issues and profits of the said mortgaged premises that me of any agreement, condition, covenant or term of the note or mort fragge shall be entitled to the appointment of a receiver for such a without consideration of the value of the mortgaged premises, as second solve the content without the content property population and the content property acquired the profit of the content property and the content property	of the ay be gage, rents curity
of the property herein described, without requiring an appraisal of the property here alleged true value of said land, or for any reason. 14. And the said mortgagor doth, as additional security, hereby assign, set over an unpaid or uncollected and that accrue or fall due from and after any default by mortgage or after the service of a summons in any action of foreclosure to which said mortgagee and profits as a matter of right, and if said premises be not reuted, the receiver shall for the amount due the mortgagee, or the solvency of any person or persons liable for the 15. In the event said debt, or any part thereof, is established by or in any action so much thereof as shall be unpaid, a reasonable sum, not exceeding ten (10%) per cojudgment of foreclosure recovered. 16. All rights and powers herein conferred are cumulative of all other remedies	hereby, and the full amount of the deficien in described, either before or after the foil transfer to the said mortgagee, all of the gor hereunder, or any breach or violation may be parties, and the holder of this me have the right to rent out the premises; all payment of such amount, anything herein in for foreclosure of this mortgage, the ment upon the amount due, for attorney's feward rights allowed by law and may be not described.	eclosure sale thercof, and without any defense or set-off because of creats, issues and profits of the said mortgaged premises that me of any agreement, condition, covenant or term of the note or mort trgage shall be entitled to the appointment of a receiver for such without consideration of the value of the mortgaged premises, as set or elsewhere to the contrary notwithstanding, intragage may also recover of the mortgager, in addition to the said is, which shall be secured by this mortgage and shall be included in result concurrently.	of the ay be gage, rents curity
of the property herein described, without requiring an appraisal of the property here alleged true value of said land, or for any reason. 14. And the said mortgagor doth, as additional security, hereby assign, set over an unpaid or uncollected and that accrue or fall due from and after any default by mortgor after the service of a summons in any action of forcelosure to which said mortgagee and profits as a matter of right, and if said premises be not rented, the receiver shall for the amount due the mortgagee, or the solvency of any person or persons liable for the 15. In the event said debt, or any part thereof, is established by or in any actions so much thereof as shall be unpaid, a reasonable sum, not exceeding ten (10%) per conjudgment of forcelosure recovered. 16. All rights and powers herein conferred are cumulative of all other remedies 17. In case of error or omission in this mortgage or the note which it secures, a 18. It is further covenanted and agreed that any waiver by the mortgagee of an an aveiver of the act at any subsequent time, or of any similar or other act or acts of or	hereby, and the full amount of the deficien in described, either before or after the foil transfer to the said mortgagee, all of the gor hereunder, or any breach or violation may be parties, and the holder of this me have the right to rent out the premises; all payment of such amount, anything herein in for forcelosure of this mortgage, the mut upon the amount due, for attorney's feand rights allowed by law and may be pushortgage or note to correct the same, date agreement, condition, stipulation or comission at that time or at the same of the same or agreement.	eclosure sale thercof, and without any defense or set-off because of e rents, issues and profits of the said mortgaged premises that me of any agreement, condition, covenant or term of the note or mort rigage shall be entitled to the appointment of a receiver for such without consideration of the value of the mortgaged premises, as set or elsewhere to the contrary notwithstanding. Intraged may also recover of the mortgagor, in addition to the said is, which shall be secured by this mortgage and shall be included in raued concurrently. It as of this date, will be promptly executed by the mortgagor, and of this instrument, or any violation thereof, shall not be consulted.	f the ay be ggage, rents curity debt any
of the property herein described, without requiring an appraisal of the property here alleged true value of said land, or for any reason. 14. And the said mortgagor doth, as additional security, hereby assign, set over an unpaid or uncollected and that accrue or fall due from and after any default by mortgage and profits as a matter of right, and if said premises be not reuted, the receiver shall for the amount due the mortgagee, or the solvency of any person or persons liable for the 15. In the event said debt, or any part thereof, is established by or in any action or so much thereof as shall be unpaid, a reasonable sum, not exceeding ten (10%) per cijudgment of foreclosure recovered. 16. All rights and powers herein conferred are cumulative of all other remedies 17. In case of error or omission in this mortgage or the note which it secures, a 18. It is further covenanted and agreed that any waiver by the mortgagee of an as a waiver of the act at any subsequent time, or of any similar or other act or acts of or 19. The mortgagor shall hold and enjoy the said premises until default in the pay mortgage shall be made; however, any agent or representative of the mortgage may ent mortgagee. 20. The mortgagor agrees that in the event the ownership of the mortgaged of an and the content of the mortgagor agrees and the content of the mortgagor agrees that in the event the ownership of the mortgaged of an anortgage.	hereby, and the full amount of the deficien in described, either before or after the foil transfer to the said mortgagee, all of the gor hereunder, or any breach or violation may be parties, and the holder of this me have the right to rent out the premises; all payment of such amount, anything herein on for foreclosure of this mortgage, the mutupon the amount due, for attorney's feand rights allowed by law and may be pumortgage or note to correct the same, date agreement, condition, stipulation or cover mission or omission at that time or at a ment of any of the installments, as provider upon said premises at any time for the	eclosure sale thercof, and without any defense or set-off because of c rents, issues and profits of the said mortgaged premises that me of any agreement, condition, covenant or term of the note or mort trigage shall be entitled to the appointment of a receiver for such without consideration of the value of the mortgaged premises, as see or elsewhere to the contrary notwithstanding. ritgagee may also recover of the mortgager, in addition to the said is, which shall be secured by this mortgage and shall be included in raued concurrently. It as of this date, will be promptly executed by the mortgagor, and of this instrument, or any violation thereof, shall not be considered in said note, or breach of any of the covenants or conditions of purpose of inspecting same, or for any other purpose desired by	of the ay be gage, rents curity debt a any trued f this y the
of the property herein described, without requiring an appraisal of the property here alleged true value of said land, or for any reason. 14. And the said mortgagor doth, as additional security, hereby assign, set over an unpaid or uncollected and that accrue or fall due from and after any default by mortgare and profits as a matter of right, and if said premises be not rented, the receiver shall for the amount due the mortgagree or the solvency of any person persons liable for the 15. In the event said debt, or any part thereof, is established by or in any actions or so much thereof as shall be unpaid, a reasonable sum, not exceeding ten (10%) per cyludgment of foreclosure recovered. 16. All rights and powers herein conferred are cumulative of all other remedies 17. In case of error or omission in this mortgage or the note which it secures, a 18. It is further covenanted and agreed that any waiver by the mortgage of an as a waiver of the act at any subsequent time, or of any similar or other act or acts of ce 19. The mortgage shall be made; however, any agent or representative of the mortgage may ent mortgage.	hereby, and the full amount of the deficien in described, either before or after the foil transfer to the said mortgagee, all of the gor hereunder, or any breach or violation may be parties, and the holder of this me have the right to rent out the premises; all payment of such amount, anything herein on for foreclosure of this mortgage, the mut upon the amount due, for attorney's feand rights allowed by law and may be pumortgage or note to correct the same, date of agreement, condition, stipulation or cover mission or omission at that time or at a ment of any of the installments, as provided upon said premises at any time for the remises, or any part thereof, becomes vestors in interest with reference to the mounder or upon the debt hereby secured. If the time for the anyme	eclosure sale thercof, and without any defense or set-off because of crents, issues and profits of the said mortgaged premises that me of any agreement, condition, covenant or term of the note or mort tryage shall be entitled to the appointment of a receiver for such without consideration of the value of the mortgaged premises, as see or elsewhere to the contrary notwithstanding. In rigage may also recover of the mortgager, in addition to the said is, which shall be secured by this mortgage and shall be included in the said concurrently. It as of this date, will be promptly executed by the mortgager. In any of this instrument, or any violation thereof, shall not be considered in said note, or breach of any of the covenants or conditions of purpose of inspecting same, or for any other purpose desired by the said of the premises hereby secured, in the same manner as with a sold the of the premises hereby secured, in the same manner as with sold sold the order of the premises hereby pretayed and the feathers with the same manner as with sold sold the premises hereby pretayed and the feathers.	of the ay be gage, rents curity debt a any atrued this y the essors a the
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Recorded June 11th 1935 at 11:04 o'clock A.