This Morgane Assence to: First Federal Sawings +

Stan assignment of Sakeland

Cameron Brown 6.

19 Th. and at 19 72. Assignment recorded in Vol. 1254 of R. E. Mortgages on Page 664

This 26 of act. 19 72. # 12550

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had, therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD all and singular the said premises unto Cameron-Brown Company, 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 Cameron-Brown Company forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner, therein provided.
- 2. That this mortgage shall secure Cameron-Brown Company for such further sums as may be advanced hereafter, at the option of Cameron-Brown Company, for the payment of taxes, insurance premiums, public assessments, repairs, or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by Cameron-Brown Company, and that all sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of Cameron-Brown Company, unless otherwise provided in writing
- 3. 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 Cameron-Brown Company against loss by fire and other hazards, in such amounts as may be required by Cameron-Brown Company, and in companies acceptable to it, and that he does hereby assign to Cameron Brown Company all such policies, and that all such policies and renewals thereof shall be held by Cameron-Brown Company and have attached thereto loss payable clauses in favor of, and in form acceptable to Cameron-Brown Company
- 4. That he will pay when due all taxes, public assessments, and other charges upon or assessed against the mortgaged property.
- 5 That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair and should be fail to do so. Cameron-Brown Company may, at its option, enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt, that, in the event that the proceeds of this foundare for the construction of improvements on the mortgaged premises, he will continue construction until completion without interruption, and should be fail to do so. Cameron-Brown-Company may, at its option, enter upon said premises complete said construction work, and charge the expenses for the completion of such construction to the mortgage debt, and or Cameron-Brown-Company may declare the indebtedness secured hereby due and payable if Cameron Brown-Company staff per mit such construction to be and remain interrupted for a period of fifteen (18) days.
- 6. That Cameron-Brown Company may require the maker, co-maker or endorser of any indebtedness secured believe to carry life insurance upon himself in a sum sufficient to pay all sums secured by this mortgage, designating Camer of Brown Company as beneficiary thereof, and, upon failure of the Mortgagor to pay the premiums therefor, Cameron-Brown Company may, at its option, pay said premiums, and all sums so advanced by Cameron-Brown Company shall become a part of mortgage debt.
- That, together with, and maddition to the morethy payments of precipanced literate passable individes only of the note secured hereby, he will pay to Cameron-Brown Company tal Cameron-Brown Company's option as one to the day of each month, until the indebtedness secured hereby is paid to till a sum equal to one (well though a unitarities is pable, as sessments and insurance premiums, as estimated by Cameron-Brown Company, and is the fail to the All organization pay all taxes his naive premiums and public assessments. Cameron-Brown Company, has a first proceptive of the mortgage debt.
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