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Together with all and singular the improvements thereon and the rights, members, benefits and appurtenances to the same belonging or in any wise appertaining; all the rents, issues, and profits thereof provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits and default hereunder; and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To Have and To Hold, all and singular the said property unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises herein above described in fee simply absolute (or such other estate, if any, as is stated hereinbefore), 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 except as herein otherwise recited. The Mortgagor further covenants to warrant and forever defend all and singular the premises as herein conveyed, unto the Mortgagee 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 and any subsequent note or agreement evidencing additional advances, at the time and in the manner therein provided.

2. That the lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness secured hereby.

3. That he will pay as they become due all mortgage loan insurance premiums, taxes, assessments, water rates, and other governmental or municipal charges, and all liens and claims against the property hereby mortgaged. If the mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and the sums so paid shall be an interest at the same rate as the principal debt secured hereby from the date of such advance, and shall be secured by this mortgage.

4. That he will keep the premises in as good repair and condition as they are now, reasonable wear and tear excepted, and will not commit or permit any waste thereof.

5. That he will procure and maintain only non-fire insurance policies, other than fire insurance, as the Mortgagee may require on the improvements now or hereafter on said premises, and will pay promptly when due any premiums therefor. If he fails to do so, the Mortgagee may cause the same to be done and reimburse itself for such premiums and expenses, and the same shall be secured by this mortgage. All insurances shall be carried in companies approved by the Mortgagee, and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss, the Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagee, and each insurance company contract shall be by such mail and care taken to keep payment thereon available to the Mortgagee and Mortgagee jointly, and the same shall be promptly paid to the Mortgagee or its assignee, and the Mortgagee shall have the right to sue on the indebtedness hereby secured or to the retention of the property hereby mortgaged.

6. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default in the payment of the principal of and interest on the debt secured hereby, and that the Mortgagee shall have the right to have appointed a receiver of the rents, issues, and profits, who shall collect the same, and pay the expenses thereof, and the execution of his trust as receiver shall apply the residue of the rents, issues, and profits toward the payment of the debt secured hereby.

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