The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the convenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus so used does not exceed the original amount shown on the face hereof. All sums so a branced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property i study as may be required from time to time by the Mortgagee against loss by five and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such accounts as may be required by the Mortgagee, and that the mortgage debt, or in such a country to the Mortgagee, and that it will pay all the Mortgagee, and that it will pay all respillment therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby in the rise each it suring a country of created to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not

That is will be pull report to the costing or bereafter erected in good repair, and, in the case of a construction bean, that it will cost a construction of the cost of the cost of the conficulty of the completion of any construction work underway, and charge the expenses for such repairs or the completion of x. In confine to the most age of it.

4) That it will pay when does all times public assessments, and other governmental or municipal charges, fines or other impositions against the morta-good pressures. That it will comply with all covernmental and municipal laws and regulations affecting the mortgaged premises.

5. The table players all rests issues and profits of the mortzaged promises from and after any default hereunder, and agrees that, should lead proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged process with full authority to take possession of the mortgaged process and collect the rests, is us and profits including a region, also noted to be find by the Court in the event said premises are occupied by the nontanger and after deducting all charges and expenses attracting on high earlier and the evention of its trust as receiver, shall apply the residue of the rests issues and profits toward the payment of the debt secured hereby.

(6) That if there is a default in the of the terms conditions, or covernants of this mortgage, or of the note secured hereby, then, at the option of the Mortzager all one of the Mortzager all one of the Mortzager all second and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit insulaing this Mortzage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hard of any afternoon at law for collection by suit or otherwise all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall there pure become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be received and or the debt secured hereby, and may be

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby It is the true enoung of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and coverants of the mortgage, and of their terms and learney that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall more to the respective heirs, executors, administrators, vereinous and course of the parties hereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

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