aining.	
TO HAVE AND TO HOLD, all and singular the said promises unt	
ICA, its successors and assigns, forever. And	
ANCE COMPANY OF AMERICA, its successors and assigns	from and against minut and my
neirs, executors, administrators and assigns and all others whomsoever,	d Mortgagorheirs, executors or
administrators, shall and will forthwith insure the house and buildings now fire, and in such other forms of insurance as may be required by the Mor	or hereatter erected on said lot and keep the same insured from loss or damage by rtgagee, in stock companies approved by the Mortgagee in a sum satisfactory to the
Mortgagee, and assign the said policy or policies of insurance to the said or fail so to do, then the said Mortgagee, its successors or assigns, may	Mortgagee, its successors or assigns, and in case he or they shall at any time neglect y cause the same to be insured in its own name and reimburse itself for the premium
and expenses of such insurance under this mortgage.	nt and meaning of the parties to these presents, that if
	e paid unto the said Mortgagee, its successors or assigns, the said debt or sum of
noney atoresaid, with the interest thereon, it any, shall be due, according	g to the true intent and meaning of the said Note, and all sums of money provided
if bargain and sale shall cease, determine, and be utterly null and void;	ors, administrators or assigns, under the covenants of this Mortgage, then this deed otherwise it shall remain in full force and virtue. AND IT IS AGREED, by and
etween the said parties, that the Mortgagor	old and enjoy the said premises until default in any payment of principal, or of any e payment or any of the principal of said debt, or of any interest thereon, at the time
	of money provided to be paid by the Mortgagor heirs,
shall at any time tail or negiect to insure and keep insured the house and	or if the Mortgagor, heirs, executors, administrators or assigns, buildings now or hereatter erected on said lot, or shall fail to assign the said policy
or policies of insurance to the Mortgagee, its successors or assigns, the who once due and payable and this Mortgage may be foreclosed by said Mortg	note debt shall, at the option of the Mortgagee, its successors or assigns, become at gagee, its successors or assigns.
	the said Mortgagor do local not hold said premises by title in fee simple,
whatsoever; or if any suits have been begun or shall be begun affecting t	cumber the same or if said premises are not free and clear of all liens and encumbrances the same, or if any tax or assessment be made or levied upon the debt secured
agee, or its successors, shall have the right to declare the entire indebted	ount of this loan, either by the State or County, or for any local purpose, the Mort- dness secured hereby at once due and payable and the Mortgagor or the person
or persons claiming or holding under the Mortgagor, shall at once pay the And it is further agreed and covenanted by and between the said parti-	e entire indebtedness secured thereby. ies that until the debt hereby secured be paid the said mortgagor,
neirs, executors, administrators or assigns, shall and will pay all taxes or mortgage or note secured hereby, promptly as they become due and before	assessments on the property hereby mortgaged, and every part thereof, or on this ore they become delinquent, and upon the mortgagor's failure to so pay the said taxes,
harges, public rates or assessments, the mortgagee shall have the right to	o pay same (and any sums so paid shall stand secured by this mortgage and bear (807a) per cent. per annum), and reimburse itself for the same under the Mort-
age; and the Mortgagee may likewise, in case of such default, decare the e	entire debt due and payable.
he Mortgagor hereby assigns the rents and profits of the above desc	con, and likewise in case of default in any of the agreements hereinabove set forth, cribed premises to the Mortgagee, and agrees that any Judge of the Circuit Court of
aid State may at Chambers, or otherwise, appoint a receiver with autho paying costs of collection, apply the proceeds to the payment of said debt,	ority to take possession of said premises and collect the rents and profits, and after interest, costs and expenses, without liability, however, to account for anything more
han the rents and profits actually collected.	at in case the debt secured by this Mortgage or any part thereof is collected by suit
r action or this Mortgage be foreclosed, or put into the hands of an att	ttorney for collection, suit, action or foreclosure, the said Mortgagor,
eirs, executors, administrators or assigns, shall be chargeable with all c mount involved as attorney's fees, which shall be due and payable at one	costs of collection, including ten (10) per cent. of the principal and interest on the ace, which charges and fees, together with all costs and expenses are hereby secured
nd may be recovered in any suit or action hereupon or hereunder.	
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