

## Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed therein, including all appariatus, equipment, fixtures or articles, whether invingle units or centrally controlled, used to supply heat, gas, airconditioning, water, light to lessers is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, in-adoor beds, awnings, stores and water heaters (all of which are intended to be and are hereby deglared to be a part of said real estate whether physically attached thereto or not): and also together, with all easements and the rents, issues and profits of said freenies which are hereby pledged, assigned, transferred and set over anto the Mortgagee, whether now due or hereafter to become due as provided herein. The Mortgagee is hereby subrogated to the rights of all mortgagees, lienholders and owners paid off by the proceeds of the loan hereby scured.

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TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the homestead, exemption and valuation laws of any State, which said rights and benefits and Mortgagor does hereby release and waive.

## TO SECURE

(1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in t	he principal sum of
Eighteen Thousand and no/100	
(\$ 18,000.00 ), which Note, together with interest therein as therein provided, is payable in mon	thly installments of
One Hundred Sixteen and 75/100	
(\$ 116.75 ), commencing the first	Dollars
day of July	. 168

hich payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(2) any advances made by the Mortgagee to the Mortgager, or his successor in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage secure advances on account of said original Note together with such additional

advances, in a sum in excess of Eighteen Thousand and no/100-----Dollars (\$ 18,000.00 provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced security or in accordance with covenants contained in the Morigage.

(3) the performance of all of the covenants and obligations of the Mortgager to the Mortgager, as contained herein and in said Note. Upon transfer of title of the real estate mortgaged to secure this note the entire balance remaining due hereunder may, at the option of the mortgagee, be declared due and payable at once. THE MORTGAGOR COVENANTS:

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B. In order to provide for the payor hi of taxes, assessments, insurance premiums, and other formal charges upon the projectly to one-twelfth of such items, which payments may, at the option of the Mortragee, in addition to the above payments, a sum estimated to be equivalent hands or its own funds for the payments may, at the option of the Mortragee, is the held by it and commingled with other soft hands or its own funds for the payments may, at the option of the Mortragee, is the held by it and commingled with other soft hands or its own funds for the payment of such senses (h) be carried in Gaussian and withdrawn by it to pay soft items, or sufficient to pay said items as the same accure and become payment. If the amount estimated to be sufficient to pay said items as the same accure and become payment. If the amount estimated to be sufficient to pay said items is not sufficient. I promise to say the difference upon demand. If such sums are held or carried in a saving account, the same are hereive pledged to turther secure this indebindences. The Mortgagee is authorized to pay said items as charged as billed without further inquiry.

C. This muritigage contract provides for additional advances, which may be made at the option of the Mortgages and secured by this mortgage, and it is agreed that in the event of such advances, which may be made at the option of the Mortgages and secured by this the anymid bilance of the nucle hereby secured by the amount of such advances and shall be a part of tail not indebtedues under all of farcement may be given and accurate as tally as if a new such hote and contract were excepted and delivered. An Additional Advance are and other express modifications of the contract, but in all other respects this contract shall remain in full force and additions of such advances, including all advances.

D That in case of failure to perform any of the covenants herein Mortgages may do on Mortgages's behalt everything so convenants that said Mortgages may also do any act it may decree precessary to protect the ien hereof, that Mortgages's behalt everything so convenants that said Mortgages may also do any act it may decree precessary to protect the ien hereof, that Mortgages's behalt everything so convenants moress paid or disbutsed by Mortgages for any of the above purposes and such moneys together with interest thereon at the blighest raits for shich it is then lawful to contract shall become so much additional indelucedness secured by this mortgage, sith the same priority is the original indelatedness and may be included in any decree foreelosing the mortgage and he paid out of the raits or precess of all of said premises if not otherwise paid; that it shall may be obligatory upon the Mortgages is in the validity of any hen-enumbriance or claim advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgages or advance any moneys for any purpose nor to do any art hereunder; and the Mortgages shall not incur any personal lightly because of anything it may do or omit to the hereunder:

E. That it is the intent hereol to secure payment of said note and obligation whether the entire amount shall have been advanced the Mortragon at the date hereol, or at a later date, and to secure any other amount or amounts that may be added to the mortgage entitlements under the terms of this mortgage contract;

F That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgager may without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the deh therefore secured in the same manner as with the Mortgagor, and may forbear to sue or may extend time for payment of the deht, secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the deht backy secured;

6. That time is of the essence hereof and if default he made in performance of any covenant herein contained or in making any payment under sail motion or ubligation or any extension or renewal thereof, or if proceedings he instituted to enforce any other here of hare upon any et said property, of upon the foling of a proceeding in family of agoinst the Mortgagor, or if the Mortgagor hards upon any et said property, of upon the foling of a proceeding in family of agoinst the Mortgagor, or if the Mortgagor hards upon any et said property, of upon the foling of a proceeding in family of agoinst the Mortgagor, or if the Mortgagor half make an assignment for the benefit of his creditors or if his property he placed under control of or in custody of any court, or if the Mortgagor shandon any of said property, then and in any of said events, the Mortgager is hereby authorized and empowered, at its plate and without affecting the lies hereby created or the priority of said events, the Mortgager is hereby authorized and empowered, at its plate, and without affecting the lies hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply without notice, all sims secured hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply immediately proceed to foreclose this mortgage, and in any foreclosure a sale may fie made of the premises en masse without offering the system and the proceed to foreclose this mortgage, and in any foreclosure a sale may fie made of the premises en masse without offering the system proceed to foreclose this mortgage, and in any foreclosure a sale may fie made of the premises en masse without offering the system proceed to foreclose this mortgage, and in any foreclosure a sale may fie made of the premises en masse without offering the system of the foreclose this mortgage.