

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

Said mortgagor hereby agrees to pay all taxes and assessments levied on said premises before any penalties or costs shall accrue on account thereof, and to keep said premises insured in favor of mortgagee in the sum of at least Twelve Thousand Dollars (\$12,000.00) in an insurance company satisfactory to mortgagee.

This mortgage is executed to secure payment of the sum of Twelve Thousand Dollars (\$12,000.00) advanced by mortgagee to mortgagor, with interest, and such charges as may become due to mortgagee under the terms of the note hereby secured, which note is hereby made a part hereof, and which is to be paid by mortgagor to mortgagee with interest at eight per cent (8%) per annum as follows:

Note is dated October 31, 1969 in the amount of \$12,000.00. Interest will be paid only on the amount of funds advanced by bank and only for period used. Payments of \$145.60 per month commencing December 10, 1969 and continuing monthly until note is paid in full. Payments are to be first applied to interest to date, then balance to principal.

It is the intention and agreement of the parties that this mortgage also secures any future advancements made to mortgagor by mortgagee and all indebtedness in addition to the above amount which mortgagor may owe to mortgagee, however evidenced, whether by note, book account or otherwise. This mortgage shall remain in full force and effect until all amounts due hereunder, including future advancements, are paid in full, with interest. Upon the maturing of the indebtedness for any cause, the total debt on such additional loans, if any, with interest, shall at the same time and for the same specified causes be considered matured, and shall be collectible out of the proceeds of sale through foreclosure or otherwise.

Mortgagor shall pay all costs, charges and expenses reasonably incurred or paid at any time by mortgagee, including abstract or title insurance expenses, because of the failure of mortgagor to comply with the provisions of said note and this mortgage, and the same are hereby secured by this mortgage.