TO SECURE

(1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of

Sixteen Thousand Five Hundred and no/100---------- Dollars

($ 16,500.00), which Note, together with interest thereon as therein provided, is payable in monthly installments of

One Hundred Thirty-five and 46/100---------- Dollars

($135.46), commencing the first day of November 1971,

which 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 Mortgagor, 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 Sixteen Thousand Five Hundred and no/100---------- Dollars ($ 16,500.00), provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the Mortgage;

(3) the performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note. Upon transfer of title to 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:

A. (1) To pay said indebtedness and the interest thereon as herein and in said note provided, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments, water charges, and sewer service charges against said property (including those heretofore due), and to furnish Mortgagee, upon request, duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed paid for the purpose of this covenant; (3) To keep the improvements now or hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgagee may require to be insured against, and to provide public liability insurance, and to deliver insurance to the Mortgagee as it requires, until said indebtedness is fully paid, or to see to such insurance and execution of the original application for the full insurable value thereof, in a company acceptable to the Mortgagee, which policies shall be made payable to the Mortgagee as its interest may appear, and which policies shall be delivered to the Mortgagee as soon as issued; (4) To keep the improvements in good repair and not to remove or demolish any building thereon; (5) To comply with all requirements of law or municipality affecting said premises or the use thereof; (6) To pay all prior encumbrances, if any, and interest thereon, when due according to the terms thereof; (7) To pay all costs, charges and expenses, including attorney's fees, and expenditures and expenses of any nature in any way relating to the premises or this Mortgage, or incurred or paid by the Mortgagee in protecting the premises and the lien hereof, including but not limited to, any and all costs, charges and expenses incurred in connection with any foreclosure hereof, which may be paid or incurred by or on behalf of the Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the foreclosure decree) of procuring all such abstracts of title, title searches and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be held pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned, and such expenses and fees as may be incurred in the protection of the premises and the maintenance of the lien hereof, including the fees of any attorney employed by Mortgagee in any litigation or proceeding affecting this Mortgage or the premises or the security hereof, whether or not actually commenced, shall be paid by the Mortgagor, and any such amount not so paid by the Mortgagor shall be added to the principal hereof and shall be secured by this Mortgage, and bear interest at the rate of 7 percent per annum, or at the highest rate permitted by law, if less than 7 percent per annum, from the date of payment by Mortgagee until paid by Mortgagor; (8) To pay all prior encumbrances, if any, and interest thereon, when due according to the terms thereof; (9) To prevent any violation of any restrictive covenant or restriction in regard to said premises; (10) To keep said premises free from mechanic's liens or claims for lien not expressly subordinated to the lien hereof; (11) To pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagor may desire to contest; (12) To keep all buildings and improvements now or hereafter situated on said premises free from damage by fire or other casualty.

B. In the event of the passage of any law deducting any tax on mortgages or debts secured by mortgages from the value of the property or the principal thereof for the purpose of taxation, or imposing upon the Mortgagee the payment of any tax, lien, assessment or charge on account of this Mortgage, or on account of the interest of the Mortgagee in the premises, or on account of the indebtedness secured hereby, or on account of the rents and profits of said premises, or any part thereof, or any other tax or charge now or hereafter required to be paid by Mortgagee in any manner relating to this Mortgage or to the premises or to the rents and profits thereof, or to the indebtedness secured hereby, or any part thereof, or any other tax or charge upon or against the premises or the rents and profits thereof, or any part thereof, or upon or against the interest of the Mortgagee in the premises, or upon or against this Mortgage or the indebtedness secured hereby, or any part thereof, or upon or against the holder of the indebtedness secured hereby, or any part thereof, or upon or against the taking of any action by the holder of the indebtedness secured hereby