(214) 680-31.					
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	Industries, Th	NC.			
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I. Mortgagors shall(1) promptly repair, restore or rebuild any buildings or imployments now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other items or claims for item independently subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such priorities to Mortgaged or to holder of the contract; (4) complete within a reasonable time any building in buildings now rat any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereofits) make its assertable terms in and premises succept as sequired by law or municipal ordinances. municipal ordinance.

2. Mortgagors shall pay before any penalty stiaches all general taxes and shall pay special taxes apecial assessments, water charges, sewer service charges, and other charges against the premises when due, and shall upon written request, furnish to Mortgager or to holders of the contract duplicate receipts therefor. To prevent default because Mortgagors shall pay in full under protestion the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

3. Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either in pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the contract, under insurance policies payable. In case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies including additional and renewal policies to holder of the contract and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

4. In case of default therein. Mortgagee or the holder of the contract may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfetture, affer ting said premises or contest any tax or assessment. All tioneys paid for any of these purphases herein authorized and all expenses paid or in units. In connection therewith, including attorneys fees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the runtaged piermises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable, without notice, inaction of Mortgagee or holders of the configure shall never be considered as a waiver of any right accruing to them on account if any default hereunder on the pair of the Mortgagors.

5. The Mortgagee or the haider of the contract hereby secured making any payment hereby authorized relating to taxes and assessments may do so according to any bith statement a so imate produced from the appropriate public biffice without inquiry into the securacy of such bill, statement or estimate or into the validity of any term assessment, sale, forfeiture, tax item or upper all thereof.

6. Morigagors shall pay each item coir debtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Morigagors, all unpaid in debtedness secured by the Morigagors hall, notwithstanding anything in the contract or in this Morigagors to the contract, become one and psyable(s) immediately in the case of default in making payment of any instalment on the contract, or (b) when default shall occur and continue for this edges in the performance of tiny other agreement of the Morigagors herein contained.

7. When the indebtedness hereby secured shelf become due whether by acceleration or otherwise. Mortgagors half have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, their shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or inclured by or on behalf of Mortgagee or holder of the contract for altorneys fees, appraiser's fees outlays for documentary and experi evidence, stenographer thanges, publication costs and constaintion may be estimated as fotterns to be expended after entry of the decree of procuring all such abatracts of title searches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder of the contract may deem to be reasonably necessary either to proceed each suit or the evidence to bidders at any sale which may be had pursuant to unit of cree the true condition of the title too title value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall or time so much indifficult indebtedness accured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the cort in connection with (a) any proceeding, including probate and bantrupted proceedings, to which either of them shall be a party, either us plaintiff, / a.n.papic or defendant, by reason of this Mortgage or any indebtedness hereby secured; or the preparations for the commencement of any suit for the frecie sure hereof after accuration for the security hereof whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distribute (and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings including all such and expenses incident to the foreclosure proceedings including all such and expenses in the preceding paragraph hereof; accord, all other items which under the terms livreof constitute secured indebtedness additions? to that evidenced by the contract: third, all other indebtedness, if any, remaining unpaid on the contract: fourth, any overplus to Mortgagora, their news, legal representatives or assigns as their rights may appear.

9. Upon, or at any time after the filing of a bill to foreclose this mortgage the court it, which except bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regard if the polyency or insolvency of Mortgagons at the time of application for such receiver and without regard to the then value of the premises or whether the except shall be then occupied as a homestead or not and the Mortgagoe hereunder may be appointed as such receiver. Such receiver shall have power, or offect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficier cy during the full substance period of redemption, whether there be redemption or not, as well as during any further times when Mortgagons except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be recessary or are usual in such cases for the pre-election, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may author? The receiver to apply the net income in his hands in payment in whole or in part of:(1) The indebtedness secured hereby, or by any decree foreclosing in its Mortgago or any tax, special assessment or other time which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure saie; (2) the deficiency. deficiency in case of a sale and deliciency

10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the contract hereby secured:

11. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable times and acc. so increto shall be permitted for that purpose

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