

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said The South Carolina National Bank, its successors

and Assigns forever.

And it do hereby bind itself, its successors Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors Heirs and Assigns, from and against it, its successors Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said land for not less than FOUR THOUSAND & NO/100 (\$4000.00) Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event it shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance while the mortgage exists. Upon failure of the mortgagor to pay any amount of principal or interest or other moneys due on any part thereof, the mortgagee may, at his option, declare the full amount of the mortgage due and payable.

IN WITNESS WHEREOF, the said mortgagor has hereunto set its hand and seal, and the true intent and meaning of the parties to these presents, that the said mortgagor shall and lawfully pay, or cause to be paid unto the said mortgagee, the principal and interest and other moneys due on the mortgage, if any shall be due, according to the terms hereof, and until the said mortgage is paid in full, and the said mortgage and sale shall cease, determine, and be void.