

instead of to the Mortgagors and Mortgagee jointly; and the insurance proceeds, or any part thereof, may be applied by the Mortgagee, at its options, either to reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event of foreclosure of this Mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagors in and to any insurance policies then in force shall pass to the purchaser or grantee.

In the event that prior to the extinguishment of the indebtedness any claim under any hazard insurance policies had not been paid and distributed in accordance with the terms of this Mortgage, and any such claim shall be paid after the extinguishment of the indebtedness secured hereby, and the foreclosure of this Mortgage, or other transfer of title to the property covered hereby shall have resulted in extinguishing the indebtedness secured hereby for an amount less than the total of the unpaid principal balance together with accrued interest plus cost and disbursement at the time of the extinguishment of the indebtedness secured hereby, then and in that event that portion of the payment in satisfaction of the claim which is equal to the difference between the total amount above referred to and the amount in extinguishment of the indebtedness secured hereby shall belong to and be the property of the Mortgagee and shall be paid to said Mortgagee, and Mortgagors hereby assign, transfer and set over to the Mortgagee all of the Mortgagors' right, title and interest in and to said sum.

14. That with the monthly payment of principal and interest, Mortgagors will pay to Mortgagee a pro rata portion of the taxes and assessments next to become due, and of the insurance premiums next to become due, as estimated by Mortgagee, so that Mortgagee will have sufficient funds on hand to pay said taxes and assessments thirty days before the delinquency date thereof, and to pay the insurance premiums when they become due. Any deficit shall immediately be paid to Mortgagee by Mortgagors. Money so held shall not bear interest, and upon default, may be applied by Mortgagee on account of the mortgage indebtedness. It shall be the responsibility of Mortgagors to furnish Mortgagee with bills in sufficient time to pay the taxes and assessments before penalty attaches and the insurance premiums before the policies lapse.

15. In the event of the passage after the date of this Mortgage of any law of the State of South Carolina, deducting from the land for the purpose of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages, deeds of trust, or debts secured thereby, for state or local purposes, or the manner or the operation of any such taxes so as to affect the interest of Mortgagee, then and in such event, Mortgagors shall bear and pay the full amount of such taxes, provided that if for any reason payment by Mortgagors of any such new or additional taxes would be unlawful or if the payment thereof would constitute usury or render the loan or indebtedness secured hereby wholly or partially usurious under any of the terms of provisions of the Note, or the within Mortgage, or otherwise, Mortgagee may, at its option, declare the whole sum secured by this Mortgage with interest thereon to be immediately due and payable, or Mortgagee may, at its option, pay that amount or portion of such taxes as renders the loan or indebtedness secured hereby unlawful or usurious, in which event Mortgagors shall concurrently therewith pay the remaining lawful and non-usurious portion or balance of said taxes.

16. That if the above described premises or any part thereof be condemned under any power of eminent domain or acquired for any public use or quasi-public use, the damages, proceeds, and consideration for such acquisition to the extent of the full amount of indebtedness upon this Mortgage and obligation secured hereby remaining unpaid, are hereby assigned by Mortgagors to Mortgagee, its successors or assigns, and shall be paid forthwith to said Mortgagee, its successors or assigns, to be applied on account of the last maturing installments of such indebtedness.

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