

hereby, or if the property is otherwise acquired after default, the Mortgagee's trust shall apply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, to the amount then remaining to credit of Mortgagor under (a) of paragraph 2 provided that such amount shall first be applied to principal and unpaid and the balance to the principal then remaining unpaid on the note secured hereby.

4. The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.

5. He will pay all taxes, assessments, water rates, and other charges, rates or levies, including fines, or impositions, for which provision has not been made hereunder, and will promptly deliver the official receipts therefor to the Mortgagee. If the Mortgagee advances any payments provided for in this section or any other payments for taxes, rates or levies, the Mortgagor may pay the same, and all sums so paid shall bear interest at the rate provided for in this instrument from the date of such advance and shall be secured by this instrument.

6. Upon the request of the Mortgagee the Mortgagor shall execute and deliver promissory notes for the sum or sums advanced by the Mortgagee for the maintenance and repair of the premises, for the maintenance or repair of said premises, for taxes or assessments against the same, and for any other purposes authorized hereunder. Said note or notes shall be secured hereby on a parity with and as fully as if the advances evidenced thereby were included in the note first described above. Said promissory notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the creditor and Mortgagor. In the event of default, the whole of the sum or sums so advanced shall be due and payable thirty (30) days after demand by the creditor. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.

7. He will keep the premises in as good order and condition as they are now, reasonable wear and tear excepted, and will not commit or permit any waste thereof.

8. He will continuously maintain hazard insurance of such type or types and amounts as Mortgagee may from time to time require, on the premises hereunder, with a provision for the payment of the premium for all such premiums has therefore been made under (a) of paragraph 2 hereunder, he will promptly when due any premiums therefor. All insurances shall be effected in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto insurable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagee will give immediate notice by mail to the Mortgagor, who may make proof of loss if not made promptly by Mortgagee, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee's title, or to the premises, or any part thereof, may be applied by the Mortgagee at his option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage, or other transfer of title to the mortgaged property in satisfaction of the indebtedness hereby secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

9. He hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. If the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, then this mortgage shall be null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any applicable laws of the State of South Carolina. Should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein (including legal proceedings instituted for foreclosure or for the collection of the debt secured hereby) all costs and expenses, including attorney's fee, shall be secured hereby and a reasonable attorney's fee, shall be secured hereby and shall become due and payable thirty (30) days after demand. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by him or otherwise, all costs and expenses, including continuation of the suit and a reasonable attorney's fee, shall be secured hereby, shall become due and payable immediately on demand, and may be secured hereby and shall become due and payable thirty (30) days after demand.

If the indebtedness hereby secured hereby be paid or satisfied in full, the Mortgagor shall execute such Title and Regulations issued thereon and in effect on the date of such payment, and shall deliver the same to the Mortgagee, and any provisions of this instrument or any other instrument which are inconsistent with said Title or Regulations are hereby annulled to conform thereto.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

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