TOGETHER with all [illegible] the rights, members, hereditaments and appurtenances [illegible] to the said premises [illegible] and all fixtures now or hereafter attached to or used in connection with the premises [illegible] to all equipment, fixtures, [illegible] and all other fixtures [illegible] and all of the foregoing shall be deemed to be a part of the premises hereby conveyed [illegible] the rents.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee [illegible] forever.

The Mortgagor represents and warrants that said Mortgagor is seized of the premises hereinabove described in fee simple [illegible] that the above described premises are free and clear of all liens and encumbrances except [illegible] Mortgagee [illegible] and that the Mortgagor will forever defend the same and that the Mortgagor will execute such further assurances as may be required by the Mortgagee from time to time [illegible] against the Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

THE MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

1. That the Mortgagor will promptly pay the principal and interest on the indebtedness evidenced by said note at the times and in the manner therein provided.

2. That this mortgage will secure the Mortgagee for any additional sums and [illegible] advanced by the Mortgagee for the payment of taxes or public assessments levied against the premises [illegible] the premises or of the mortgage and also for any loss or damages that may accrue to the Mortgagee under the Mortgagee's [illegible] the authority of Sec. 45-55, 1962 Code of Laws of South Carolina as amended [illegible] shall bear interest at the same rate or rates as that provided in said note unless otherwise provided herein payable to the Mortgagee at the Mortgagee's office, unless otherwise provided in writing.

3. That Mortgagor will keep the improvements on the mortgaged premises, whether now existing or hereafter erected, insured against loss by fire, windstorm and other hazards in an amount not less than the [illegible] or such other amount as may be acceptable to the Mortgagee, and Mortgagor does hereby assign the policy or policies of insurance to the Mortgagee and agrees that all such policies shall be held by the Mortgagee and shall at least equal to the unpaid balance of the indebtedness due the Mortgagee and in the event of loss Mortgagor will give immediate notice thereof to the Mortgagee [illegible] the Mortgagee may at any time fail to keep said premises insured or to pay the premiums thereon, then the Mortgagee may [illegible] such improvements to be insured in the name of the Mortgagee [illegible] with interest as herein provided.

4. That the Mortgagor will keep all improvements upon the mortgaged premises in good repair and should Mortgagor fail to do so the Mortgagee may at its option enter said premises and make such repairs as may be necessary for such purpose and collect the same under this mortgage with interest at the rate provided.

5. That the Mortgagor will pay the taxes to pay the insurance and maintenance premiums herein provided for and pay the indebtedness evidenced by said bonds or notes when due and payable to pay the mortgage debt with the Mortgagee as herein provided, and if the premises are not sufficient to pay the Mortgagee may pay said premiums and the amount so paid shall be added to the mortgage debt.

6. That Mortgagor agrees to pay all taxes and other public assessments levied against the mortgaged premises on or before the date fixed for payment and to deliver to the Mortgagee receipts therefor at the request of the Mortgagee, and should the Mortgagor fail to pay such taxes and assessments when due, the Mortgagee may pay the same and charge the amount so paid to the mortgage debt and collect the same under this mortgage with interest as herein provided.

7. That if this mortgage secures a construction loan, the Mortgagee may require that the proceeds of the indebtedness hereby secured shall be used to pay the Mortgagee's reasonable expenses in connection with the terms and conditions of a Construction Loan Agreement which is separately executed by the parties and incorporated herein by reference.

8. That the Mortgagor will not [illegible] without the prior consent of the Mortgagee, and should the Mortgagor [illegible] the Mortgagee may at its option declare the indebtedness hereby secured to be immediately due and payable and may proceed to collect the indebtedness.

9. That should the Mortgagor elect to [illegible] the mortgaged premises to a Federal Savings and Loan Association and the within mortgage [illegible] the Mortgagee [illegible] the Mortgagee [illegible] with the Association an agreement [illegible] the mortgage indebtedness [illegible] the Association [illegible] the processing the loan [illegible] the Association [illegible] the Contract of Sale [illegible] Federal Savings and Loan Association and have the interest rate on the loan balance [illegible] at the time of the sale [illegible] the interest rate on the unpaid balance to the maximum rate permitted to be charged at that time by applicable South Carolina law, or such interest rate as may be determined by the Association. The Association [illegible] the Mortgagee [illegible] the new interest rate and monthly payments and all other terms provided. Should the Mortgagee [illegible] with the provisions of the within paragraph the Mortgagee at its option may declare the indebtedness hereby secured to be immediately due and payable and may institute any proceedings necessary for the collection of said indebtedness.

10. That should the Mortgagee fail to pay any of said principal and interest when due in the manner herein provided and the same shall be [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the laws of the chapter of the Mortgagee [illegible] the mortgage the Mortgagee [illegible] the Mortgagee at the last known address [illegible] the Mortgagee [illegible] default within the [illegible] the Mortgagee [illegible] the interest [illegible] the remaining term of the loan or for a longer term [illegible] applicable South Carolina law, or a lesser interest rate as may be determined by the Association. The monthly payments will be adjusted accordingly.

11. That should the Mortgagee [illegible] the mortgaged premises [illegible] the processing rate and should any monthly installment be one past due for a period of more than 15 days the Mortgagee may collect a late charge not to exceed an amount equal to five (5%) percent of any such past due installment in order to cover the extra expense incident to the handling of such delinquent payments.

12. That the Mortgagor hereby assigns to the Mortgagee its rents, issues and profits, all the rents, issues and profits arising from the mortgaged premises [illegible] the rights [illegible] that the same shall be applied to payment of the indebtedness hereby secured in such manner as the Mortgagee may [illegible] the Mortgagee may [illegible] the mortgaged premises [illegible] and collect said rents and profits and apply the same to the indebtedness [illegible] without liability on account for anything more than the rents and profits actually collected, less the cost of collection, and the Mortgagee may require the Mortgagee to make all rental payments direct to the Mortgagee [illegible] the Mortgagee [illegible] to the Mortgagee and should said premises at the time of such default be in the possession of the Mortgagor the Mortgagee may apply to the Judge of the County Court or to any Judge of the Court of Common Pleas who shall be [illegible] for the appointment of a receiver with authority to take possession of said premises and collect the rents and profits arising from said rents after paying the cost of collection to the mortgage debt without liability on account for anything more than the rents and profits actually collected.

13. That the Mortgagor at the option of the Mortgagee [illegible] the Mortgagee [illegible] until the note secured hereby is fully paid, the following sums in addition to the payment of principal and interest provided for in said note, a sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged premises, all as estimated by the Mortgagee, less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such premiums, taxes and assessments will become delinquent, such sums to be held by the Mortgagee to pay said premiums, taxes and special assessments. Should these payments at any time exceed the amount of payments actually required for the purpose for which they were made, the excess may be credited by the Mortgagee on subsequent payments to be made by the Mortgagor, but if such sums shall be insufficient to make said payments when the same shall become due and payable, the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency. The Mortgagee shall not be required to pay any taxes or assessments against the premises before the date fixed by law for the payment thereof. Mortgagee may, at its option, apply the account of mortgage payments or any part thereof [illegible] upon the balance then remaining due on the mortgage debt, and the Mortgagee may, at its option, require that the remaining years of the term of the Mortgagee may pay such premium and add the same to the mortgage debt, and the Mortgagee shall repay to Mortgagee such premium payment with interest at the rate of the note [illegible] over the remaining payment period.

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