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 governmental or municipal charges, fines or impositions, for which provision is not otherwise made hereinbefore, and will promptly deliver the official receipts therefor to the Mortgagee. If he fails to make any payments provided for in this section, or any other payments provided for herein, the Mortgagee may pay the same, and all sums so paid shall bear interest at the rate provided for in the note secured hereby from the date of such advance and shall be secured by this mortgage.

6. He will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly when due any premiums on such insurance. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss he will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, 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 jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure, all rights of the Mortgagor in insurance policies then in force shall pass to the Purchaser at the foreclosure sale.

7. He will keep the premises in good condition and repair, without waste, and free from mechanic's liens or claims of lien not expressly subordinated to the lien hereof; and will not commit or permit any strip or waste thereof.

8. He will maintain any outbuilding, yard, driveway, or other appurtenance of the premises in good repair, and will not remove or demolish any building thereon. The Mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof, and the full cost thereof shall be added to the indebtedness secured hereby and shall bear interest at the rate provided for in the note secured hereby from the date of payment by the Mortgagee. In event of the Mortgagor's failure to comply with any of the requirements of this mortgage, or if any action or proceeding is commenced which affects the property or title thereto, then the Mortgagee may, at its option, appear in and defend any such action or proceeding, and may pay any amounts or do any acts which in its judgment may be necessary or proper to protect the security hereof, and all such payments shall be immediately repaid by the Mortgagor with interest thereon at the rate provided for in the note secured hereby. All rights and remedies of the Mortgagee under this mortgage are cumulative of those provided by law.

9. He hereby assigns to the Mortgagee the rents of the premises and grants to the Mortgagee the right to enter upon and take possession of the premises for the purpose of collecting the rents and profits thereof, including those past due and unpaid, and to apply the same, after payment of all necessary charges and expenses, on account of the indebtedness hereby secured. This assignment of rents and the right of entry and possession hereby granted shall become operative upon default in any of the terms of this mortgage or of the note secured hereby, and may be exercised by the Mortgagee, its agents or attorneys, without regard to the adequacy of the security for the indebtedness hereby secured, with or without any action or proceeding, through any person or by agent, or by a receiver appointed by a court, and without regard to the waste, abuse or destruction of the property, or the solvency of any person liable for the payment of the indebtedness secured hereby. All rents collected by the Mortgagee or its agent or receiver shall be applied first to payment of the costs of management of the property and collection of rents, including reasonable attorney's fees, receiver's fees, premiums on receiver's bonds, costs of repairs to the property, premiums on insurance policies, taxes, assessments and other charges on the property, and then to the payment of the indebtedness secured hereby, in such order as the Mortgagee may determine. The Mortgagee or the receiver shall be liable to account only for such rents actually received.

10. 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 void and will otherwise 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 appraisement laws of the State of South Carolina. In the event that any suit or action is instituted to which the Mortgagee is a party to any suit involving this mortgage or the title to the premises described herein, or if the debt secured hereby is placed in the hands of any attorney at law for foreclosure or for the collection of the debt secured hereby, the Mortgagor will pay to the Mortgagee, and a reasonable attorney's fee, shall be secured hereby and shall become immediately due and payable thereupon, but not before. 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 after default, the Mortgagor will pay to the Mortgagee, all costs and expenses, including examination of abstract and a reasonable attorney's fee, which shall be secured hereby, shall become due and payable immediately or on demand, and may be included in the judgment or decree.

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, and the use of any gender shall be applicable to all genders.