TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise appertaining, and all plumbing, lighting, heating, cooling and air conditioning fixtures and equipment, and all other fixtures and equipment now or hereafter attached to, or used in connection with, the premises hereinabove described, and all of the rents, issues and profits which may arise or flow from the premises herein described, and all of the estate, right, title and interest of the parties hereto in and to that all such fixtures and equipment shall be deemed to be a part of the realty.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor represents and warrants that said Mortgagor is seized of the premises hereinabove described in fee simple, that said premises are free and clear of all liens or encumbrances except as to the Mortgage herein described, that the Mortgagor will forever defend the title to said premises against the lawful claims of all persons whomsoever, and that the Mortgagor will execute such further assurances of said premises as may be required by the Mortgagee, its successors and assigns, and that the Mortgagor and every person who shall hereafter lawfully claim under the Mortgagor any estate or interest in the premises herein described, shall upon request of the Mortgagee, its successors and assigns, do and execute all such further assurances as may be required by the Mortgagee, its successors and assigns.

THE MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

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

2. That the mortgage will pay to the Mortgagee for any additional sums which may be advanced from time to time at the option of the Mortgagee for the payment of taxes or public assessments, hazard insurance premiums, or any other sums provided to be paid by the Mortgagor under the provisions of this mortgage, and also for any loans or advances that may hereafter be made by the Mortgagee to the Mortgagor under the authority of Sec. 45-55, 1962 Code of Laws of South Carolina, as amended, or under any other statutory provision, which shall bear interest at the same rate or rates as that provided in said note, unless otherwise agreed upon by the parties, and shall be payable at the interest of the Mortgagee, 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 a sum not less than the balance due hereunder at any time, or in such amount as may be required by the Mortgagee, and Mortgagor does hereby assign the policy or policies covering said premises to the Mortgagee, and agrees that all such policies shall be held by the Mortgagee, should it so require, and shall include loss payable clauses in favor of the Mortgagee, and in the event of loss Mortgagor will give immediate notice thereof to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor. If the Mortgagor at any time fail to keep said premises insured or fail to pay the premiums on such insurance, then the Mortgagee may cause such improvements to be insured in the name of the Mortgagor and may add the cost of such insurance, with interest as hereinabove 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 whatever repairs are necessary and charge the expenses for such repairs to the mortgage debt and collect the same under this mortgage, with interest as hereinabove provided.

5. That the Mortgagor may at any time apply for the assistance and participation of mortgage insurance upon the loan on said premises and hereby agrees to execute and deliver such instruments as may be required to pay the mortgage debt with the Mortgagee, its successors and assigns, and at the premium attached thereto paid the Mortgagee may pay said premium and any amount so paid shall be added to and a part of the mortgage debt.

6. That Mortgagor agrees to pay all taxes and other public assessments levied against the mortgaged premises on or before the last date thereof on which the receipts therefor at the offices of the Mortgagee would be accepted upon payment, and should the Mortgagor fail to pay such taxes and assessments when the same shall fall due, the Mortgagee may, at its option, pay the same and charge the amount so paid to the mortgage debt and collect the same under this mortgage with interest as above provided.

7. That if this mortgage secures a "construction loan", the Mortgagee agrees that the principal amount of the indebtedness hereby secured shall be disbursed by the Mortgagee in periodic payments as construction progresses in accordance with the terms and conditions of a Construction Loan Agreement which is separately executed by the parties and a part of this mortgage and incorporated herein by reference.

8. That the Mortgagee shall have the right, under the provisions hereinabove contained, without the consent of the Mortgagor, and should the Mortgagee so elect, to declare the whole of the Mortgage debt due and payable, before the indebtedness hereby secured to be immediately due and payable, and may institute proceedings to collect said indebtedness.

9. That should the Mortgagee elect to take the mortgaged premises in accordance with Section 45-54 of the Code of Laws of South Carolina, 1962, or Deed of Conveyance, and the within mortgage indebtedness is not paid in full, the Mortgagee or its successors shall be required to file with the Association an application for an assumption of the mortgage indebtedness, plus the reasonable cost as required by the Association for processing the application, and the Association shall give the Mortgagee at the time of such filing a Deed of Conveyance, and base the interest rate on the loan balance existing at the time of transfer, provided however, that the interest rate on the said loan balance to the maximum rate permitted by Federal or State laws at the time of transfer, or a lower interest rate as may be determined by the Association. The Association shall notify the Mortgagee of the amount of the new interest rate and monthly payments and shall allow a new payment period. Should the Mortgagee or its successors and assigns fail to comply 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 to collect said indebtedness.

10. That should the Mortgagor fail to make payments of principal and interest as herein provided, or any other payment or sum herein required to be paid, or should any default occur under any provision of this mortgage, or should any default occur under any note or other instrument evidencing or securing the Mortgage debt, and such default continue for a period of thirty days after written notice thereof shall have been given to the Mortgagor at his last known address, or should the Mortgagor fail to remedy said default within the said thirty days, the Mortgagee may, at its option, declare the interest rate on the loan balance for the remaining term of the loan or for a lesser term to the maximum rate permitted to be charged under the laws of the State of South Carolina, or a lesser interest rate as may be determined by the Association. The monthly payments will be adjusted accordingly.

11. That should the Mortgagor fail to make payments of principal and interest as herein provided, or any other payment or sum herein required to be paid, or should any default occur under any provision of this mortgage, or should any monthly installment become past due for a period in excess of 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 involved in the handling of such delinquent payments.

12. That the Mortgagor hereby assigns to the Mortgagee, its successors and assigns, all the rents, issues and profits accruing from the mortgaged premises, retaining the right to collect the same so long as the debt hereby secured is not in arrears of payment, but should any part of the principal, indebtedness, or interest, taxes, or other payments herein provided, be past due and unpaid, the Mortgagee may, without notice or further proceedings, take over the mortgaged premises, if then vacant, or, if then occupied, to a tenant or tenants, and collect said rents and profits and apply the same to the indebtedness hereby secured, without liability to account for anything more than the rents and profits actually collected, less the cost of collection, and any amount so collected, upon request by Mortgagee, to make all rental payments direct to the Mortgagee, without liability to the Mortgagor, until notified by the Mortgagee, and should said premises at the time of such default be occupied by the Mortgagor, the Mortgagee may apply to the Judge of the Circuit Court or to any Judge of the Court of Common Pleas which shall be in session in the county aforesaid for the appointment of a receiver with authority to take possession of said premises and collect said rents and profits, applying said rents, after paying the cost of collection, to the mortgage debt without liability to account for anything more than the rents and profits actually collected.

13. That the Mortgagee, at its option, may require the Mortgagor to pay to the Mortgagee, on the first day of each month until the note secured hereby is fully paid, the following sums in addition to the payments of principal and interest provided 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 property covered by the mortgage, 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 be due and payable, such sums to be held by Mortgagee to pay said premiums, taxes and special assessments. Should these payments exceed the amount of payments actually made by the Mortgagor for taxes, assessments or insurance premiums, the excess may be credited by the Mortgagee on subsequent payments to be made by the Mortgagor, or, however, said sums shall be insufficient to make said payments when the same shall become due and payable, the Mortgagor shall pay to the Mortgagee any amounts necessary to make up the deficiency. The Mortgagee further covenants that at the end of ten years from the date hereof, Mortgagee may, at its option, apply for renewal of mortgage insurance or another insurance, if applicable, covering the balance then remaining due on the mortgage debt, and the Mortgagee may, at its option, pay the single premium required for the remaining years of the term of the Mortgage, may pay such premium and add the same to the mortgage debt, whereupon the Mortgagor shall repay to Mortgagee such premium payment, with interest, at the rate specified in said promissory note, in such equal monthly installments over the remaining payment period.

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