TOGETHER with all and singular the rights, members, hereditaments and appurtenances [illegible] to said premises whether or not attached or appurtenant to said building, all built-in stoves and refrigerators, [illegible] to wall carpet or floors and gates and any other equipment or fixtures [illegible] it being the intention of the parties hereto that all such fixtures and equipment [illegible] shall be deemed 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 absolute, that the above described premises are free and clear of all liens or claims [illegible] Mortgagor and encumbrances of any kind whatsoever except as mentioned herein, and that the Mortgagor will forever defend the premises hereby conveyed unto the Mortgagee against the lawful claims and demands of all persons whomsoever lawfully claiming 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 which may be advanced or loaned by the Mortgagee to the Mortgagor for the payment of taxes or public assessments, hazard insurance premiums, or any other sums or charges pursuant to 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 recodified. Such future advances shall bear interest at the same rate or rates as that provided in said note, unless otherwise agreed in writing by the parties, or shall be payable at the demand 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 an amount not less than the full insurable value [illegible] to the Mortgagee, and Mortgagor does hereby assign the policy or policies of insurance to the Mortgagee, and Mortgagor does further agree that such policies shall be held by the Mortgagee during the term of this mortgage, and that 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, 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 hereunder or to the restoration or repair of the property damaged. In the event of the foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the indebtedness 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.

4. That the Mortgagor will keep all improvements upon the mortgaged premises in good repair, and should the Mortgagor fail to do so the Mortgagee may at its option cause the same to be repaired or replaced at the expense of the Mortgagor and may add the cost thereof to the mortgage debt and collect the same under this mortgage with interest as herein provided.

5. That the Mortgagor will at all times comply with the covenants and conditions of any prior mortgage, deed of trust or other lien on the premises described herein, and in the event of default in the payment of any sum due under the indebtedness secured by the prior mortgage, deed of trust or other lien, or in the performance of any other covenant or condition thereof, the Mortgagee may pay said sum or perform said covenant or condition, and the Mortgagee may add the amount so paid to the mortgage debt and collect the same under this mortgage with interest as herein provided.

6. That Mortgagor agrees to pay all taxes and other public assessments levied on the premises and properly attributable to the land or the improvements thereon, or on the interest of the Mortgagee or holder of the mortgage debt in the premises, when due, and should the Mortgagor fail to pay any such taxes or assessments when 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 herein provided.

7. That if the mortgage covers a dwelling or dwellings, the Mortgagor covenants that the principal and the indebtedness hereby secured shall be due and payable in the event the Mortgagor sells or conveys the premises or any part thereof, in accordance with the terms and conditions of a Conditional Loan Agreement which is separately executed and made a part of this mortgage and incorporated herein by reference.

8. That the Mortgagor will keep the premises free from any liens or encumbrances superior to the Mortgagee, and should the Mortgagor fail to do so, or should any such lien or encumbrance be placed on the premises, which in the opinion of the Mortgagee may be deemed to be inferior to the mortgage, then the Mortgagee may at its option pay the same and add the amount so paid to the mortgage debt and collect the same under this mortgage with interest as herein provided.

9. That should the Mortgagor default in the payment of any sum due under the Condominium Declaration and the Articles of Incorporation and Bylaws of the Association, or any other mortgage, deed of trust or other lien on the premises, or should any other default occur under any of the provisions of the Condominium Declaration and Bylaws of the Association, the Mortgagee may, at its option, pay the same and add the amount so paid to the mortgage debt and collect the same under this mortgage with interest as herein provided. The Association shall be entitled to a lien against the interest of the Mortgagor in the premises for any assessment levied against the Mortgagor or the premises which is unpaid for a period of ninety days or longer, and the Mortgagee may, at its option, foreclose its mortgage lien against the interest of the Mortgagor in the premises in the manner provided for the foreclosure of a mortgage on real property in the event the Association has a lien against the premises for any such assessment. The Mortgagee may, at its option, require the Association to furnish it with a statement of all assessments due and payable to the Association with respect to the premises covered by this mortgage. Failure to furnish such a statement within ten days after written request therefor shall be deemed a waiver of any lien against the premises arising from the request for such statement with respect to any assessment due and payable as of the date of such request.

10. That should the Mortgagor default in the payments of principal and interest or any other payments under the note and the same shall be unpaid for a period of thirty days after due, or should default be made in any of the covenants or agreements of the Mortgagor under the laws or the charter of the Mortgagee, or should the Mortgagor cease to reside within the State of South Carolina, or should the Mortgagor fail to keep the improvements on the premises in good repair, or should the Mortgagor fail to keep the premises free from any other liens superior to the mortgage, or should the Mortgagor fail to keep the premises insured as herein provided, or should the Mortgagor fail to pay any taxes or assessments on the premises when due, or should the Mortgagor fail to furnish the Mortgagee with a statement of all assessments due and payable to the Association within ten days after written request therefor, or should any other default occur under any of the provisions of the Condominium Declaration and Bylaws of the Association, or should the Mortgagor default in any other mortgage or other lien on the premises, or should any other default occur under any of the provisions of the Condominium Declaration and Bylaws of the Association, or should the Mortgagor cease to reside within the State of South Carolina, then in any of such events the whole of said principal sum and interest shall become immediately due and payable at the option of the Mortgagee, and this mortgage may be foreclosed in the manner provided by law for the foreclosure of a mortgage on real property, or the Mortgagee may at its option, upon ten days' notice to the Mortgagor, or its successor in interest, if any, by registered mail, return receipt requested, addressed to the last known address of the Mortgagor, or its successor in interest, if any, as shown on the records of the Association, declare the entire indebtedness immediately due and payable, and may institute an action of ejectment or any other action to recover possession of the premises, and may recover possession thereof in the manner prescribed by law for a lease for the term of which has expired or for which the right of entry for non-payment of rent or for any other cause may be exercised by the Mortgagee, and it may be lawful for the Mortgagee, its agents or attorneys, to enter into and upon the premises, or any part thereof, in the name of the whole, and the same to have again, repossess and enjoy as in its first and former estate, any notice to quit, or of intention to re-enter, or of re-entry, or of any other kind, being hereby expressly waived, and the Mortgagee may, at its option, declare the entire balance of said indebtedness to be immediately due and payable, and may recover from the Mortgagor all costs and expenses incurred by the Mortgagee in connection with the default of the Mortgagor, including but not limited to reasonable attorney's fees, court costs, and all other sums provided by the laws of the State of South Carolina.

11. That should the Mortgagee, at its option, elect to require payment of principal and interest on the premises covered by this mortgage in monthly installments, the Mortgagee may, at any time after the Mortgagor shall have been in default for one month, require the Mortgagor to deposit with the Mortgagee an amount equal to one-twelfth of the yearly taxes and assessments next due on the premises covered by this mortgage, such amount to be used to pay such taxes and assessments when due. The Mortgagee may, at its option, require the Mortgagor to deposit with the Mortgagee such additional sums as may be necessary to pay such taxes and assessments when due, and the Mortgagee may use such deposits to pay any such taxes and assessments when due. In the event of default in any payment required under this paragraph, the Mortgagee may, at its option, apply any such deposits to the payment of any such taxes and assessments or to the payment of any installment of principal and interest due under the note secured by this mortgage. Upon payment in full of the principal and interest secured by this mortgage, any such deposits shall be returned to the Mortgagor