

Mortgagor, its successors and assigns covenants with the Mortgagee, its successors and assigns that at and until the ensembling of these presents the Mortgagor was well seized of the Premises as a good and indefeasible estate in fee simple has and good right to sell and encumber and convey the same, and that the same are free from all encumbrances and liens whatsoever.

AND IT IS AGREED BY AND BETWEEN MORTGAGOR AND MORTGAGEE:

1. The Mortgagor will pay said Note as therein provided
2. Before they become delinquent, the Mortgagor will pay all taxes, assessments and charges of every character which are now due or which may hereafter become liens on said Premises, (including all taxes assessed in the State of South Carolina) or against the Mortgagee or its assigns on this instrument or the sum hereby secured or evidenced by said Note, (provided the amount of such latter taxes with the interest in the sum hereby secured does not exceed the maximum permitted by law, but if it does the excess is to be paid by the Mortgagee), and will immediately deliver to the Mortgagee, its successors or assigns, at its office, receipts therefore of the proper officers and if not paid the Mortgagee may pay such taxes, assessments and charges (of which payment, amount and validity thereof the receipt of the proper officer shall be conclusive evidence) and any amount so paid shall be due and payable immediately or on demand at the option of the Mortgagee with interest at the Note Rate and shall be secured by this instrument.
3. The Mortgagor will keep the buildings on said Premises insured against loss by fire with the policy or policies of insurance to provide for extended coverage in companies and amounts reasonably satisfactory to Mortgagee and with a mortgagee clause making payments for loss under all policies of insurance covering the Premises payable to the Mortgagee and will deliver the policies marked "Paid" to the Mortgagee and renewals thereof at least seven days before the expiration of the old policies. In default thereof, the Mortgagee may effect such insurance and the amount so paid shall be due and payable immediately or on demand at the option of the Mortgagee, with interest at the Note Rate and shall be secured by this instrument.
4. Such expenses and fees as may be incurred in the protection of said Premises and the maintenance of the lien of this instrument, including the fees of any attorney employed by the Mortgagee in any litigation or proceeding affecting said Premises, shall be paid by the Mortgagor and secured by this instrument. And it is further agreed that in case the debt secured by this mortgage or any part thereof is collected by suit or action, or this mortgage be foreclosed, or put into the hands of an attorney for collection, suit, action, or foreclosure the said Mortgagor shall be chargeable with all costs of collection including a reasonable attorney's fee of not less than fifteen (15%) per cent of the principal and interest on the amount involved which shall be due and payable at once, which charges and fees together with all costs and expenses, are hereby secured and may be recovered in any suit or action hereupon or hereunder.
5. The Mortgagor will not assign the rent or any part of the rent of said Premises nor demolish or remove any building without the written consent of the Mortgagee.