

And the said Mortgagor agrees to insure and keep insured the houses and buildings on said lot in a sum not less than Three Thousand Seven Hundred Eighty & No/100 (\$3,780.00) Dollars in a company or companies satisfactory to the Mortgagee from loss or damage by fire, and the sum of Three Thousand Seven Hundred Eighty & No/100 (\$3,780.00) Dollars extended coverage insurance, and assign and deliver the policies of insurance to the said Mortgagee, and that in the event the Mortgagor shall at any time fail to do so, then the Mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the Mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

And should the Mortgagee by reason of any such insurance against loss by fire or insurance against loss from other hazards covered by extended coverage insurance, as aforesaid, receive any sum or sums of money for any damage to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the Mortgagor, or his Heirs and Assigns, to enable such party to repair said building or buildings or to erect a new building or buildings in lieu thereof, or for any other purpose or object satisfactory to the Mortgagee, without affecting the lien of this mortgage for the full amount secured thereby before such damage, or such payment over, took place.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in the case of failure to keep insured for the benefit of the mortgagee the building or buildings on the premises against fire and other hazards covered by extended coverage insurance, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said The South Carolina National Bank of Charleston, Greenville, South Carolina, Trustee under agreement with Samuel L. Prince, its

Successors and ~~Person~~ and Assigns forever. And I do hereby bind myself and My Heirs/Executors and Administrators to warrant and forever defend all and singular the said

Premises unto the said The South Carolina National Bank of Charleston, Greenville, South Carolina, Trustee under agreement with Samuel L. Prince, its Successors and ~~Person~~ and Assigns, from and against myself and my Heirs/Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.