

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 PALMETTO STATE LIFE INSURANCE COMPANY, its successors, 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 said PALMETTO STATE LIFE INSURANCE COMPANY, its successors and assigns, from and against myself and my heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED by and between the said parties that the said mortgagor, his heirs, executors or administrators, shall and will insure the house and buildings on said lot, and keep the same insured from loss or damage by fire, and with extended coverage, in an amount not less than the amount of the indebtedness hereby secured, and assign the policy of insurance to the said PALMETTO STATE LIFE INSURANCE COMPANY, its successors or assigns, and in case that they shall, at any time, neglect or fail so to do, then the said PALMETTO STATE LIFE INSURANCE COMPANY, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of six (6%) per cent per annum, from the date of such payment, which said sum shall be secured by this mortgage, and included in any judgment recovered hereunder.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said mortgagor, his heirs, executors, administrators or assigns, shall and will pay all taxes, paving assessments, water rents and other liens on the property hereby mortgaged, when due and payable; and in case they fail to do so, the said mortgagee, its successors or assigns, may pay said taxes, paving assessments, water rents or other liens, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of six (6%) per cent per annum, from the date of such payment, which said sum shall be secured by this mortgage, and included in any judgment recovered hereunder.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if I, the said mortgagor, do and shall well and truly pay, or cause to be paid, unto the said PALMETTO STATE LIFE INSURANCE COMPANY, its successors or assigns, the said debt or sum of money, aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note and all sums of money provided to be paid by the mortgagor, his heirs, executors, administrators or assigns, together with the interest thereon, if any shall be due, under the covenants of this mortgage, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.