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 Premises before mentioned unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns forever.

And I/we do hereby bind myself/ourselves Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns, from and against me/my or us/our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And it is hereby agreed that the mortgagor shall insure his life in the amount of \$ 

And I/we do hereby agree to insure the house and buildings on said lot in a sum not less than the balance due And I/we do hereby agree to insure the house and buildings on said lot in a sum not less than the balance due on this mortgage, with the same amount of extended coverage insurance, in a company or companies acceptable to the mortgage, and to keep same insured from loss or damage by fire or windstorm, and do hereby assign said policy or policies of insurance to the said mortgagee, its successors and assigns; and in the event I/we should at any time to insure said premises, or pay the premiums thereon, then the said mortgagee, its successors and assigns, may insurance under this mortgage, with interest.

And I/we do hereby agree to pay all taxes and other public assessments against this property on or before the first day of January of each calendar year, and to exhibit the tax receipts at the offices of the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, immediately upon payment, until all amounts due under this mortgage, have been paid in full, and should I/we fail to pay said taxes and other governmental assessments, the mortgage may, at its option, pay same and charge the amounts so paid to the mortgage debt, and collect same under this mortgage, with interest.

And it is hereby agreed as a part of the consideration for the loan herein secured, that the mortgagor(s) shall keep the premises herein described in good repair, and should I/we fail to do so, the mortgagee, its successors or pairs to the mortgage debt and collect same under this mortgage, with interest.

And it is further agreed that I/we shall not further encumber the premises hereinabove described, nor alienate said premises by way of mortgage or deed of conveyance without consent of the said Association, and should I/we do so said Association may, at its option, declare the debt due hereunder at once due and payable, and may institute

any proceedings necessary to collect said debt.

And I/we do hereby assign, set over and transfer unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOinabove described, retaining however, the right to collect said rents and profits accruing from the premises heremore than thirty days in arrears, but if at any time any part of said debt, interest, fire insurance premiums or taxes
shall be past due and unpaid, said mortgagee may (provided the premises herein described are occupied by a tenant
and apply same to the payment of taxes, fire insurance, interest, and principal, without liability to account for anypied by the mortgagor(s) herein, and the payments hereinabove set out become past due and unpaid, then I/we do thing more than the rents and profits actually collected, less the costs of collection, and should said premises be occupied by the mortgagor(s) herein, and the payments hereinabove set out become past due and unpaid, then I/we do hereby agree that said mortgagee, its successors and assigns, may apply to any Judge of the Circuit Court of said premises, designate a reasonable rental, and collect same and apply the net proceeds thereof (after paying cost of the rents and profits actually collected.

PROVIDED, ALWAYS, nevertheless, and on this EXPRESS CONDITION, that if I/we the said mortgagor(s), my/our heirs, or legal representatives, shall on or before the first day of each and every month, from and after date of these presents, pay or cause to be paid to the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREEN-VILLE, its successors or assigns, the monthly installments as set out herein, until said debt, and all interest and