TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD all and singular the Premises of the fore mentioned unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns forever.

SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns lorever.

And I/we do hereby bind myself/ourselves Helrs, 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 of 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 should the mortgagor desire to insure his life in order to protect his estate against liability for any unpaid balance which may be due hereunder at his death, and shall assign said policy to the mortgagee, the mortgagor does hereby expressly authorize the mortgagee to advance premiums upon said policy or policies annually and to add such premiums advanced to the balance due on this mortgage, and the mortgagor agrees to repay said premiums in twelve equal monthly installments in addition to the monthly payments herein above set out with interest at the same rate as provided in this mortgage.

sith interest at the same rate as provided in this mortgage.

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, windstorm, or other hazards, and do hereby assign said policy or policies of insurance to the said mortgagee, its successors and assigns; in the event of loss the mortgagor(s) hereunder shall give immediate notice thereof to the mortgagee by registered mail and in the event I/we should at any time fail to insure said premises, or pay the premiums thereon, then the said mortgagee, its successors and assigns, may cause the buildings to be insured in my/our name(s), and reimburse itself for the premiums and expense of such insurance under this mortgage in my/our name(s), and reimburse itself for the premiums and expense of such insurance under this mortgaged premises, it is understood and agreed that the amount herein stated shall be disbursed to the mortgaged premises, it is understood and agreed that the amount herein stated shall be disbursed to the mortgage applicable to construction loans; and the mortgagor hereby agrees to all such rules and regulations of the mortgagor expersely warrants and represents that at the time of the execution of this instrument, all bills for labor and/or materials herefore incurred in the construction of such building have either been paid in full, or will be paid out of the first disbursement to be made hereunder. A failure on the part of the mortgagor for more than three weeks, without good cause shown, will-entitle the mortgage to take possession of the mortgaged premises, complete the building or buildings under construction thereon, without liability to the mortgagor, and institute foreclosure proceedings hereunder without notice to the mortgagor, whether or not there has been a default in the payment of the note hereby secured.

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.

der this mortgage, with interest.

And it is hereby agreed as a part of the consideration for the loan herein secured, that the mortgage (s) shall keep the premises herein described in good repair, and should I/we fail to do so, the mortgage, its successors, or assigns, may enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs 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 allenate 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 ASSOCIATION OF GREENVILLE, its successors and assigns, all the rents and profits account from the premises hereinabove described, retaining however, the right to collect said debt, interest, fire insurance premiums or taxes shall be past due and unpaid, said mortgage may (provided the past due and unpaid, said mortgage may (provided the premises herein described and collect said rents and profits and apply the same to the payment of taxes, fire insurance, interest, and principal without liability to account for anything more than the rents and profits actually collected, less the cost of collection, and should said premises be occupied by the mortgagor (a) herein, and the payments herein above set out become past due and unpaid then I/we do hereby agree that said mortgages, its successors and assigns, may apply to any Judge of the Circuit