knowed by Armer College Brown on 15 1975a

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 said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor represents and warrants that said Mortgagor is selzed of the above described premises in fee simple absolute; that the above described premises are free and clear of all liens or other encumbrances; that the Mortgagor is lawfully gee, its successors and assigns, from and against the Mortgagor will forever defend the said premises unto the Mortgagor is assumed to the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- That the Mortgagor will promptly pay the principal and interest on the indebtedness evidenced by said promissory note at the times and in the manner therein provided.
- 2. That this mortgage will secure the Mortgagee for any additional sums which may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, or public assessments, hazard insurance premiums, repairs or other such purposes pursuant to the provisions of this mortgage, and also for any loans or advances that may hereafter be made by the Mortgagee to the Mortgageounder the authority of Sec. 45-5, 1082 Code of laws of South Carolina, as amended, or similar statutes; and all sums so advanced shall bear interest at the same rate as that provided in said note and shall be payable at the demand of the Mortgagee, unless otherwise provided in writing.
- 3. That Mortgagor will keep the improvements on the mortgaged premises, whether now existing or hereafter to be erected, insured against loss by fire, windstorm and other hazards in a sum not less than the balance due hereunder at any time and in a company or companies acceptable to the Mortgagee, and Mortgagor does hereby assign the policy or policies of insurance to the Mortgagee and agrees that all such policies shall be held by the Mortgagee and shall include loss payable clauses in favor of the Mortgagee; and in the event of loss, Mortgagor will give immediate notice thereof to the Mortgagoe and president any time fall to keep said premises insured or fall to pay the premiums for such insurance, then the Mortgagee may cause such improvements to be insured in the name of the Mortgagor and relimburse itself for the cost of such insurance, with interest as hereinabove provided.
- 4. That the Mortgagor will keep all Improvements upon the mortgaged primites in good repair, and should Mortgagor fail to do so, the Mortgagee may, at its option, enter upon said premises and make whatever repairs are necessary and charge provided.
- 5. That the Mortgagee may at any time require the issuance and maintenance of insurance upon the life of any person obligated under the indebtedness secured hereby in a sum sufficient to pay the mortgage debt, with the Mortgagee as become a part of the mortgage debt, and the premiums are not otherwise paid, the Mortgagee may pay said premiums and any amount so paid shall become a part of the mortgage debt.
- 6. That Mortgagor agrees to pay all taxes and other public assessments levied against the mortgaged premises on or before the due dates thereof and to exhibit the receipts therefor at the offices of the Mortgagee immediately upon payment, and how the same and charge to a pay such taxes and assessments when the same shall fall due, the Mortgagee may at its option, as above provided.
- 7. That if this mortgage secures a "construction loan", the Mortgagor agrees that the principal amount of the indebtedness hereby secured shall be disbursed to the Mortgagor in periodic payments, as construction progresses, in accordance with terms and conditions of a Construction Loan Agreement which is separately executed but is made a part of this mortgage and incorporated herein by reference.
- 8. That the Mortgagor will not further encumber the premises above described, nor alienate said premises by way of mortgage or deed of conveyance without the prior consent of the Mortgagee, and should the Mortgagor so encumber or alienate such premises, the Mortgagee may, at its option, declare the indebtedness hereby secured to be immediately due and payable and may institute any proceedings necessary to collect said indebtedness.
- and payable and may institute any proceedings necessary to collect said independents.

 9. That the Mortgagor hireby assigns to the Mortgagee, its successors and assigns, all the rents, issues, and profits accruing from the mortgaged premises, relaining the right to collect the same so long as the debt hereby secured is not in arrears of payment, but should any part of the principal indebtedness, or interest, taxes, or fire insurance premiums, be past due and unpaid, the Mortgagee may without notice or further proceedings take ever the mortgaged premises, if they shall be occupied by a leanar or tenants, and collect said rents and profits and apply the same to the indebteness hereby secured, without liability to account for anything more than the rents and profits and apply the same to the indebteness hereby secured, without liability to the Mortgager, to make all rental payments direct to the Mortgage, without liability to the Mortgager, to the contrary by the Mortgagee, to add should said premises at the time of such defaul to occupied by the Mortgager, the Mortgagee may apply to the Judge of the County Court or to any Judge of the County Court or Mortgager, and the County Court or the contrary by the county aforesald for the appointment of a receiver with authority to take possession of said premises and collect such rents and profits, applying said rents, after paying the cost of collection, to the mortgage debt with out liability to account for anything more than the rents and profits actually collected.
- out liability to account for anything more than the rents and profits actually collected.

 10. That if the indebtedness secured by this mortgage be guaranteed or insured by mortgage guaranty insurance, the Mortgager agrees to pay to the Mortgager of each month until the note secured hereby is fully paid, the following sums in addition to the payments of principal and interest provided in sud note: a sum equal to the premiums that will next become due and payable on policies of fire and other hazard to the theory of the Mortgager less all sums already paid therefor, divided by the number of months to elapse before one month prior the date when such premiums, taxes, and assessments will be due and payable, such sums to be held by Mortgagee to pay said premiums, taxes and special seasessments, Should these payments exceed the amount of payments actually made by the congete for taxes, assessments, if, however, said sums shall be insufficient to make said payments when the same shall become due and payable, the Mortgager and the same shall become due and payable, the Mortgager and the same shall become the same of the term of the same shall be promitted to the mortgage and the same shall be promitted to the mortgage and the same shall be promitted to mergage guaranty or similar insurance covering the balance then remaining due on the mortgage chit, and the Mortgagor may, at its option, pay the single premium required for the remaining years of the term, or the Mortgagor enay as use hydion, pay the single mortgage debt, in which event the Mortgagor shall repay to Mortgagee such premium payment, with interest, at the rate specified in said promissory note, in equal monthly installments over the remaining payment, with interest, at the rate specified in said promissory note, in equal monthly installments over the remaining payment, with interest, at the rate specified in said promissory note, in equal monthly installments over the remaining payment period.