

should be a sale of the said premises, as provided above, the Mortgagors, or any person in possession of the premises thereunder as tenant or otherwise, shall become a tenant at will of the receiver or of the purchaser and may be removed by a writ of ejectment, summary ejectment or other lawful remedy.

No delay or forbearance by the Mortgagee in exercising any or all of its rights hereunder or rights otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default as set forth herein or in the event of any subsequent default hereunder, and all such rights shall be cumulative. In case the Mortgagee voluntarily or otherwise shall become a party to any suit or legal proceeding to protect the property herein conveyed or to protect the lien of this Mortgage, the Mortgagee shall be saved harmless and shall be reimbursed by the Mortgagors for any amounts paid, including all reasonable costs, charges and attorney's fees incurred in any such suit or proceeding, and the same shall be secured by this Mortgage and its payment enforced as if it were a part of the original debt.

It is specifically agreed that the parties hereto shall in no event be deemed to have contracted for a greater rate of interest than the maximum rate permissible under the laws of the State of South Carolina. Should a greater amount be collected, it shall be construed as a mutual mistake of the parties and the excess shall be returned to the party paying same.

The Mortgagee may collect a "late charge" not to exceed four cents (0.04) for each dollar (\$1) of each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

The Mortgagors, in order to more fully protect the security of this Mortgage, agree that in addition to the monthly payments of principal and interest under the terms of the Note hereby secured, they will pay on the first day of each month, or on the date of monthly payments of principal, to the Mortgagee or to its duly authorized agent a sum equal to one-twelfth of the known or estimated (by the Mortgagee) yearly taxes, assessments, and insurance premiums on or against the mortgaged premises. The Mortgagee shall hold such payments, without obligation to pay interest thereon, and shall apply the same to the payment of taxes