TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual 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 seized of the above described premises in fee simple absolute, that the above described premises are free and clear of all liens or other encumbrances, and that the Mortgagor is lawfully empowered to convey or encumber the same, and that the Mortgagor will forever defend the said premises unto the Mortgagee, its successors and assigns from and against the Mortgagor and every person whomsoever lawfully claiming the same or any part thereof.

THE MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

1. That the Mortgagor will promptly pay the principal and interest on the indebtedness evidenced by the 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 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 Mortgagor under the authority of Sec. 45-55, 1962 Code of Laws of South Carolina, as amended; and all sums so advanced shall bear interest at the same rate as that provided in said note unless otherwise agreed upon by the parties 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 hereon, or at any time 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 contain loss payable clauses in favor of the Mortgagee, and in the event of loss, Mortgagor will give immediate notice thereof to the Mortgagee by mail, and, in case the Mortgagor at any time fails to keep said premises insured and fails to pay the premiums of such insurance, then the Mortgagee may effect such insurance and the amounts so paid for insurance shall be secured in the name of the Mortgagor and in such case shall bear the cost of such insurance with interest as hereinafter provided.

4. That the Mortgagor will keep all improvements upon the mortgaged premises 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 the expenses for such repairs to the mortgage debt and collect the same under this mortgage, with interest as hereinafter provided.

5. That the Mortgagor may at any time require the issuance and maintenance of insurance upon the life of any person obligated under the mortgage debt in a sum sufficient to pay the mortgage debt, with the Mortgagee as beneficiary, and if the premium for such insurance be not paid the Mortgagee may pay the premium as an advance and recover same as a part of the mortgage debt.

6. That the 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 office of the Mortgagee immediately upon payment, and should the Mortgagor fail to pay all taxes and assessments when the same shall fall due, the Mortgagee may, at its option, pay the same and charge the amounts so paid to the mortgage debt and collect the same under this mortgage, with interest as hereinafter provided.

7. That if there be a condemnation of all or a part of the mortgaged premises, the damages, awards and compensation shall be paid to the Mortgagee, who may apply the same upon the mortgage debt in accordance with the terms and conditions hereof, and the balance remaining if any shall be paid to the Mortgagor, and Mortgagor agrees to execute such instruments as may be required by the Mortgagee to carry out the purposes of this paragraph.

8. That if the Mortgagor shall fail to pay any installment of principal or interest when due under the terms of the note, then at the option of the Mortgagee, the whole amount of the indebtedness secured by this mortgage shall become immediately due and payable.

9. That all of the covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto, and it is further agreed that in case the Association shall be required to institute proceedings for the foreclosure of this mortgage, the Mortgagor agrees to pay over to the Mortgagee a reasonable amount as attorney's fees and the interest thereon, and the cost of such proceedings shall be added to the mortgage debt and shall be secured by this mortgage, and may be recovered and collected hereunder.

10. That the Mortgagor agrees that the Mortgagee may at any time assign the said note and mortgage to any person, firm, or corporation, and that the Mortgagee shall have the right to collect and receive any and all money due under the said note and mortgage.

11. That in consideration of the Mortgagee making this loan to the Mortgagor, the Mortgagor does hereby agree to pay promptly when due all installments of principal and interest and all other sums due hereunder, and to comply with all of the terms and conditions of this mortgage, and in the event of any default the Mortgagee shall have all of the rights and remedies provided herein and by law.

12. That the Mortgagor agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within a certain time from the date hereof, the Mortgagee may, at its option, declare all sums secured hereby immediately due and payable.