

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

That the Mortgagee represents and warrants that said Mortgagee is one of the parties to the said promissory note and that the Mortgagee is justly empowered to execute and deliver the said promissory note and that the Mortgagee will forever retain the said promissory note and all interest thereon and will defend the Mortgagee and every person who may lawfully claim or demand the same on any part thereof.

THE MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

1. That the Mortgagor will promptly pay the principal and interest on 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 insurances, premiums on insurances, fire, theft, burglary, and other insurances, 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, or any other statute, and all sums so advanced shall bear interest at the same rate or rates 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 Mortgagee 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 at any time, and the policy or policies so insured shall be assignable to the Mortgagee, and Mortgagee hereby assigns the policy or policies of insurances to the Mortgagee, and agrees that the improvements shall be held by the Mortgagee, and shall include the improvements now existing at the Mortgagee's expense in the event of loss. Mortgagee will pay or cause to be paid for the Mortgagee by the Mortgagor, or shall the Mortgagee if it is unable to pay such premiums, as and for the purpose of such insurances, then the Mortgagee may cause such insurances to be insured in the name of the Mortgagee and shall be responsible for the cost of such insurances, with the interest as hereinbefore provided.

4. That the Mortgagee will keep all improvements upon the mortgaged premises in good repair, and should Mortgagee 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 hereinbefore provided.

5. That the Mortgagee may at any time require the Mortgagor and his heirs, assigns and assigns to insure upon the life of any person obligated under the said promissory note and hereby obliges the Mortgagor to pay the mortgage debt with the Mortgagee as beneficiary, and if the Mortgagor is not otherwise insured by the Mortgagee, may cause said person or persons to be so insured, and such insurance shall be a part of the mortgage debt.

6. That Mortgagee may at any time cause the improvements on the mortgaged premises to be sold or otherwise disposed of before the maturity of the debt, and the proceeds of the sale of the same shall be applied to the payment of the mortgage debt, and the Mortgagee shall have the right to sell or otherwise dispose of the same, and the proceeds of the sale shall be applied to the payment of the mortgage debt, and the Mortgagee shall have the right to sell or otherwise dispose of the same, and the proceeds of the sale shall be applied to the payment of the mortgage debt.

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