

TOGETHER with all and singular the rights and appurtenances thereto in anywise by law hereunto in anywise appertaining, including all built-in stoves and refrigerators, heating, air conditioning, and electrical fixtures, and all wall covering, fences and gates, and any other equipment or fixtures now or hereafter attached to or in anywise appertaining to the realty.

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

The Mortgagor represents and warrants that said Mortgage is secured by the above described premises, and that the above described premises are free and clear of all liens or other encumbrances, and that the Mortgagor will forever defend the said premises to the Mortgagee, its heirs, assigns, executors, administrators, and assigns, from and against the Mortgagor and every person whomsoever lawfully claiming to have 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 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, or repairs or other such purposes permitted by the provisions of this mortgage, and also for any loans or advances that may hereafter be made by the Mortgagee to the Mortgagor by the authority of Sec. 15-55, 1962 Code of Laws of South Carolina, as amended, or any statute which may hereafter be enacted, and 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 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 of the indebtedness secured by this mortgage, and the Mortgagee, and 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 should it so require, and shall include loss payable clauses payable to the Mortgagee, and in the event of loss, Mortgagor will give immediate notice of the same to the Mortgagee, and shall indemnify and hold the Mortgagee at any time liable to pay the premium on such insurance, and in the event of such loss, the Mortgagee may cause such improvements to be insured in the name of the Mortgagee and reimburse itself for the cost of such insurance, with interest as hereinabove 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, in necessary and charge the expense for such repairs to the mortgage debt and collect the same under this mortgage, without interest as hereinabove provided.

5. That the Mortgagee may at any time require the issuance and maintenance of a fire insurance policy, the cost of which shall be paid under the indebtedness secured hereby in a sum sufficient to pay the mortgage debt with the Mortgagee as beneficiary, and if the premiums are not otherwise paid, the Mortgagee may pay said premiums, and the same shall be a part of the mortgage debt.

6. That Mortgagor agrees to pay all taxes and other public assessments levied upon the mortgaged premises on or before the due dates thereof and to exhibit the receipts therefor at the offices of the Mortgagee, and if at any time the Mortgagor fails to pay such 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, without interest as hereinabove provided.

7. That if this mortgage secures a "Construction Loan", the Mortgagee, upon the completion of the indebtedness hereby secured shall be disbursed to the Mortgagor in periodic payments, as contemplated in the mortgage, and in compliance with the conditions of a Construction Loan Agreement which is separately executed but is a part of this mortgage, and in compliance with the terms and conditions of such Agreement.

8. That the Mortgagor will not further encumber the premises above described with any other mortgage, deed of trust, or other lien, and should the Mortgagor so encumber such premises, the Mortgagee may, at its option, cause the same to be sold, and the proceeds thereof to be immediately due and payable, and may institute any proceedings necessary to collect the same.

9. That should the Mortgagee alienate the mortgaged premises by deed, lease, or otherwise, the Mortgagor or his heirs, assigns, executors, administrators, and assigns shall, within thirty (30) days of the date of such alienation, pay to the Mortgagee the full amount of the indebtedness secured by this mortgage, or should the Mortgagor fail to do so, the Mortgagee may, at its option, cause the same to be sold, and the proceeds thereof to be immediately due and payable, and may institute any proceedings necessary to collect the same. Should the Mortgagor fail to pay the full amount of the indebtedness secured by this mortgage, the Mortgagee may, at its option, cause the same to be sold, and the proceeds thereof to be immediately due and payable, and may institute any proceedings necessary to collect the same.

10. That should the Mortgagor fail to make payments of principal or interest on the indebtedness secured by this mortgage for a period of thirty (30) days, or if there should be any failure to pay the principal or interest on the indebtedness secured by this mortgage, the Mortgagee may, at its option, cause the same to be sold, and the proceeds thereof to be immediately due and payable, and may institute any proceedings necessary to collect the same.

11. That should the Mortgagor fail to make payments of principal or interest on the indebtedness secured by this mortgage for a period of thirty (30) days, or if there should be any failure to pay the principal or interest on the indebtedness secured by this mortgage, the Mortgagee may, at its option, cause the same to be sold, and the proceeds thereof to be immediately due and payable, and may institute any proceedings necessary to collect the same.

12. That the Mortgagor hereby assigns to the Mortgagee, its heirs, assigns, executors, administrators, and assigns, all and singular the rights and appurtenances thereto in anywise by law hereunto in anywise appertaining, including all built-in stoves and refrigerators, heating, air conditioning, and electrical fixtures, and all wall covering, fences and gates, and any other equipment or fixtures now or hereafter attached to or in anywise appertaining to the realty. Should any part of the principal or interest on the indebtedness secured by this mortgage be in arrears, the Mortgagee may, at its option, cause the same to be sold, and the proceeds thereof to be immediately due and payable, and may institute any proceedings necessary to collect the same.

13. That the Mortgagee, at its option, may require the Mortgagor to pay to the Mortgagee, its heirs, assigns, executors, administrators, and assigns, the full amount of the indebtedness secured by this mortgage, or should the Mortgagor fail to do so, the Mortgagee may, at its option, cause the same to be sold, and the proceeds thereof to be immediately due and payable, and may institute any proceedings necessary to collect the same.

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