And the said Montes in decrease and in a second structure of the property and as excumposities were expected to fee of the property above described and it the together free force as excumposities were weather than the property above described and it the together as free force as excumposities were weather than the property above described and it the together as free force as excumpositives were weather than the property above described and it the together as free force as excumpositives.

and lawful right to sell and content the same as afforded at the first he will carrent and defend the title to the same forever against the lawful claims and demands of ad persons who insured. And the sell Mortg of mes further covenant and agree to pay all taxes due and to become due on the property above described, at assessments for street or other improvements and keep the buildings thereon insured against loss by and, from fire and so hierer resoults as may be required by Mortgagee, its successors or assigns, in such responsible insurance company or romanies as shall be substanting to the Mortgagee, its successors or assigns, in an amount satisfactory to said Mortgagee, its successors or assigns, in an amount satisfactory to said Mortgagee, its successors or assigns, with a mortgagee attached to said policy of professors or assigns, with a mortgagee attached to said policy of professors or assigns, and paymen, by any insurance companies, the amount of the insurance money paid shall be applied eitler on the indebtedness sourced hereby, or in rebuilding and restoring the damaged buildings as the Mortgagee may elect. And it is further exceed that in the event that the Mortgagor shall fail to pay and keep up said taxes, assessments for street or other morrow ments and interact as a read, then the Mortgagee or its successors or assigns are hereby authorized to do so and to pay interaction parantems.

PROVIDED ALWAYS NEVERTHELESS that if the said Mortgagor shall well and truly pay or cause to be paid unto the said Mortgagee, its successors or assigns, the said debts and money aforesaid, with interest thereon if any shall be due, according to the true intent and meaning of this instrument and of said note and the conditions therein written, then this deed of bargain and sale shall cease and be void; otherwise, it shall remain in full force and authority

And it is also covenanted and agreed that soon celault in the payment of said promissory note above described, or on our failure to pay the said taxes, assessments for street or other improvements and insurance as agreed, or on failure of the Mortgagor to keep and perform any of the concentrations of mid-loss herein, then, or in any one of these events, the whole amount of the indebtedness hereby secured, at that time is asid shall, at the option of the iswful owner and holder of said note and of this security be and become due and collectible at once, any thing hereinholder or in said note contained to the contrary notwithstanding; such option to be exercised without notice.

And it is covenanted and agreed that if all or any part of the Property or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent excluding cat the creation of a lien or encumbrance subordinate to this mortgage, (b) the creation of a purchase meney security interest for health appliances, ic) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any least hold interest of three years or less not containing an option to purchase, Mortgagee may at its option, declare all the sums secured by this mortgage environity due and passable. Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer. Mortgagee and the presents whom the property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Mortgagee, and that the interest payable on the sums secured by this mortgage shall be at such rate as Mortgagee shall request, and if the required assumption fee is paid. If Mortgagee has waived the option to accelerate and if Mortgagor's successor in interest has executed a written assumption agreement accepted in writing by Mortgagee, Mortgagee shall release Mortgagor from allabitgations under this Mortgage and Note. If Mortgagee exercises such option to accelerate, Mortgagee shall mail Mortgagor may pay the sums declared due. If Mortgagor fails to pay such sums prior to the expiration of such period, Mortgagee may, without further refice or demand on Mortgagor, invoke any remedies permitted under this Mortgage.

And it is covenanted and agreed that the said Mortgagor does hereby assign, set over and transfer to the said Mortgagee, its successors or assigns, all of the rents, issues and profits of the said mortgaged premises accruing and falling due from and after the service of summons issued in an action to foreclose this mortgage after default in the conditions thereof. In the event Mortgagee exercises its option to accelerate or in the event the mortgaged premises is abandoned, Mortgagee shall be entitled to have a receiver appointed by a court to enter upon, take possession of and mans go the mortgaged premises and to collect the rents, issues and profits of the mortgaged premises, including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the mortgaged premises and collection of rents, including, but not limited to, receiver's fees, premiums or receiver's bonds and reasonable attorney's fees, and then to the sums secured by this mortgage. And it is further agreed that in the case of foreclosure of this mortgage, by suit or otherwise, the Mortgagee shall recover of the Mortgagor the expense of advertising, selling and conveying, including reasonable attorney's fees and other reasonable costs of form nature which shall be secured by this mortgage, and shall be included in judgment of foreclosure. And it is further agreed that in case an arrive or the secured by this mortgage, and shall be included in judgment of foreclosure. And it is further agreed that in case an arrive or the secured by this mortgage, and shall be included in judgment of foreclosure. And it is further agreed that in case an arrive or the secured by this mortgage, and shall be included in judgment of foreclosure. And it is further agreed that in case an arrive or the secured by this mortgage incurred in protecting its interest, including but not limited to reasonable attorney's fees and costs expended.

And it is covenanted and agreed that no law re-of the Horizagee or its successors or assigns to exercise any option to declare the maturity of any debt secored by this monty size, should be taken or dremed as a waiver of its right to exercise such option, or to declare such forfeiture, either as to any past or nevert default, and it is further agreed that no terms or conditions contained in this mortgage can be waived, altered or enabged except as asidenced in writing and signed by all parties hereto.

The noteholder hereunder is authorized, for the case unt of the Mortgagor, to make any required payments under any lien prior hereto, or under this mortgage, the non-payment of which would constitute a default, including but not limited to principal and/or interest payments, taxes and fire insurance premiums. All sums so advanced shall bear interest at the highest rate allowed under South Carolina law, from the date of the advance to the date of regayment, shall attach to and become part of the lien created hereunder shall become payable at any time on demand therefore and the fall are to pay the same on demand shall, at the noteholder's option constitute a default hereunder giving rise to all of the remedies herein provided in the event of other defaults.

The Mortgagor shall have the right to anti-mate national of this right in whole or in part at any time and shall receive a rebate for any unearned interest, which tehalists all the limits of the profession and the Almanial Method.

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