

And I the said Mortgagor, my heirs, Executors, Administrators, and assigns, as additional security, do hereby assign, set over and transfer to the said Mortgagee its successors or heirs, Executors, Administrators, and assigns, all of the rents, issues and profits of the said mortgaged premises accruing or falling due from and after the service of the Summons in any action of foreclosure to which said Mortgagee its successor or heirs, Executors, Administrators, or assigns, may be parties, and agree that the said Mortgagee, or the lawful holder of this Mortgage, shall have the right upon the commencement of said proceedings, to collect the rents, issues and profits arising out of said property and to credit the same upon the Mortgage debt, after paying all costs of collection; and to have a Receiver appointed by the Court for this purpose.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the said South Carolina National Bank, its successors or heirs, Executors, Administrators, and assigns forever. And I do hereby bind myself and my heirs, Executors and Administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said South Carolina National Bank, its successors or heirs, Executors, Administrators, and assigns from and against me and my heirs, Executors, Administrators, and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the Mortgagor, his heirs, Executors, Administrators, and assigns, shall and will forthwith insure the house and building on said premises and keep the same insured from loss or damage by fire in the sum of Dollars, and assign and deliver the policy of insurance to the said Mortgagee successors or heirs, Executors, Administrators, or assigns; and that the said Mortgagor, his heirs, Executors, Administrators, and assigns, shall and will pay all taxes and assessments charged against the said real estate before same shall become delinquent; and in case of failure to pay said taxes as herein agreed, or to procure and maintain the insurance and assign and deliver the policy as herein provided for, the lawful holder of this Mortgage may at option, pay such taxes and assessments, and procure and maintain such insurance, and collect the sum so paid with seven per cent. interest per annum, from date of such payment under this Mortgage.

AND IT IS FURTHER AGREED, That the said Mortgagor, his heirs, Executors, Administrators, or assigns, shall not do or suffer any act to be done in, upon or about said premises, or any part thereof, whereby the value of said mortgaged property shall be impaired or weakened as security for the said debt.

AND IF THE SAID PROPERTY be or become incumbered by any lien or charge of any kind which is prior hereto, or if there be outstanding at the time of execution hereof any valid judgment, unsatisfied against said Mortgagor or any predecessor in title, the said Mortgagee or lawful holder hereof, may at option, pay off said lien, charge or judgment, and the amount so paid with legal interest thereon from date of such payment shall become so much additional indebtedness secured by this Mortgage and be payable upon demand.

AND IT IS FURTHER AGREED, That all necessary costs, expenses and reasonable Attorney's fees incurred by said Mortgagee or the lawful holder hereof, by reason of having been made party to any suit or suits on account of being holder hereof, or any suit in any Court to which it may be necessary to interplead to protect the lien hereof, or its priority, together with lawful interest thereon from date of such payment, will become so much additional indebtedness secured hereby and be payable upon demand.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I, the said Mortgagor, my heirs, Executors, Administrators, or assigns, do and shall well and truly pay, or cause to be paid, unto the said Mortgagee its successors or heirs, Executors, Administrators or assigns, the said debt of sum of money aforesaid, with interest thereon, if any shall be due, according to the tenor of said note and coupons, and all insurance premiums, taxes or assessments, moneys advanced in the payment or discharge of liens, or

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