TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, including all built-in stoves and refrigerators, heating, air conditioning, plumbing and electrical fixtures, wall to wall carpeting, fences and gates, and any other equipment or fixtures now or hereafter attached connected or fitted in any manner, it being the intention of the-parties hereto that all such fixtures and equipment, other than 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; that the Mortgagor is lawfully empowered to convey or encumber the same; and that the Mortgagor will forever defend the said premises unto the Mortgagoe, its successors and assigns, from and against the Mortgagor and every person whomsoever lawfully claiming or to claim 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, repairs or other such 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, or similar statutes, 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 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 hereunder at any time and 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 should it so require and shall include loss payable clauses in favor of the Mortgagor; and in the event of loss, Mortgagor will give immediate notice thereof to the Mortgagor by registered mail and should the Mortgagor at any time fail to keep said premises insured or fail to pay the premiums for such insurance, then the Mortgagor may cause such improvements to be insured in the name of the Mortgagor 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 Mortgagor 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 heremabove provided.
- 5. That the Mortgagee may at any time require the issuance and maintenance of insurance upon the life of any person obligated 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 any amount so paid shall become a part of the mortgage debt.
- 6. That 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 offices of the Mortgagor miniculately upon payment, and should the Mortgagor fail to pay such taxes and assessments when the same shall fall due, the Mortgagor may, a 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 above provided.
- 7. That if this mortgage secures a "construction loan", the Mortgagor agrees that the principal amount of the indelatedness hereby secured shall be disbursed to the Mortgagor in periodic payments, as construction progresses, in accordance with the terms and conditions of a Construction Loan Agreement which is separately executed but is made a part of this mortgage and incorporated herein by reference.
- 8. That the Mortgagor will not further encumber the premises above described, without the prior consent of the Mortgagee, and should the Mortgagor so encumber such premises the Mortgagee may at its option—declare the indeletedness hereby secured to be mimediately due and payable and may institute any proceedings necessary to collect said indeletedness.
- 9. That should the Mortgagor ahenate the mortgaged premises by Contract of Sale Bond for 1stle or Divel of Conveyance and the within mortgage indebtedness is not paid in full, the Mortgagor or his Purchaser shall be or purely to the with the Association an application for an assumption of the mortgage indebtedness, pay the reasonable cost as recommed by the Association for precising the assumption furnish the Association with a copy of the Contract of Sale, Bond for Title or Doed at Conveyance, and have the interest rate on the loan balance existing at the time of transfer modified by increasing the interest rate and the social form balance to the maximum rate per annum permitted to be charged at that time by applicable South Carolina have or clesser mercuse in interest rate as may be determined by the Association. The Association will notify the Mortgagor, or his purchaser of the new interest rate and monthly payments and will mail him a new passhook. Should the Mortgagor, or his Purchaser (all to comply with the provisions of the within paragraph, the Mortgagor at its option may declare the indebtedness hereby secured to be immediately due and payable and may institute any proceedings necessary to collect said indebtedness.
- 10. That should the Mortgagor fail to make payments of principal and interest is due on the promissory outer and the same shall be impaid for a period of thirty (30). Lays or if there should be any failure to comply with each double by any by lays or the charter of the Mortgagor, or any stipulations set out in this mortgage, the Mortgagor at its option cany write to the Mortgagor of he lest known address giving him thirty (30), days in which to rectify the said default and should the Mortgagor fail to rectify said let us the said thirty days the Mortgagor may at its option increase the interest rate on the loan of their time to the maximum of the payment in primited to the charged of their time by applicable South Candias less on a lesser may be determined by the Association. The monthly payments will be indicated a ordinally
- 11. That should the Mortgagor full to make promonic of principal and interest as five a thicper resonance and should be resonable installment become past due for a period of excess of 15 days, the Mortgagor are office a favor-large northern construction of any scale past to installment to order to be a tributed a respective period of the Good excess of the Good excess delinquent payments.
- 12. That the Mortgoor bear is associated in Martingree at success and to the College to associated profits a coing from the mortgaged precious integrated the fit to addict the some or bear of the street of the college to the proceedings take associated the associated as a college to the college to the mortgaged of the analysis of the mortgaged of the college that a collection of the proceedings take associate and the second of the collection of the collectio
- 13. That the Mortgoger at its option may request the Mortgoger to a total. Mortgoger has a such that he was followed as the following some addition to the processor of the following some addition to the processor of the following some addition to the processor of the processor of the control of the following some addition to the processor of the following some addition to the processor of the following some following the mortgaged property place to some additional to the following the mortgaged property place to some and consequences of the following the Mortgoger less all some already property place to some and consequences and the following the follo