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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, he 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 bereafter, 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 been 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 Mortgagee; and in the event of loss, Mortgagor will give immediate notice thereof to the Mortgagee 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 Mortgagoe 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 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 heremahove 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 Mortgage immediately upon payment, and should the Mortgagor fail 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, with interest as above provided.
- 7 That if this mortgage secures a "construction loan", the Mortgagor agrees that the principal amount of the indelitedness 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 indebtedness hereby secured to be immediately due and payable and may institute any proceedings necessary to collect said indebtedness.
- 9 That should the Mortgagor alienate the mortgaged premises by Contract of Sale Bond for Life, a Died of Conveyance and the within mortgage indebtedness is not paid in full, the Mortgagor or his Purchaser shall be required to the with the Association an application for an assumption of the mortgage indebtedness, pay the reasonable cost as required by the Association for processing the assumption furnish the Association with a copy of the Contract of Sale, Bond for Life or Died of Conveyance and have the interest rate on the ban balance existing at the time of transfer modified by increasing the interest rate on the sact locus balance to the maximum rate per annum perintited to be charged at that time by applie dile South Carolina law, or a lesser increase 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 passbook. Should the Mortgagor, or his Purchaser trul to couply with the provisions of the within paragraph the Mortgagor at its option may declare the indebtedness hereby secured to be connected up and provable and may institute any proceedings necessary to collect said indebtedness.
- 10. That should the Mortgagor ful to make payments of principal and interest as due on the promissory note and the same shall be unpaid for a period of thirty (30) days or if there should be any failure to comply with and should be any lay laws or the charter of the Mortgagor, or any stipulations set out in this mortgage the Mortgagor at its option may write to the Mortgagor at its list known address giving him thirty (30) days in which to rectify the said detailt and should the Mortgagor ful to rectify said defer by within the said thirty days the Mortgagor may of its option, increase the interest rate on the loan believe for the remissing term of the loan or for a lesser term to the maximum rate per amount permitted to be charged at that time is applied by So th Carolina by or a lesser increase rate as may be determined by the Association. The monthly payments will be adorsted a confinct.
- If That should the Mortgagor field to probe per mosts of principal and interest is the on the point sory note and should be a mouthly installment become past due for a period in excess of 15. Fixs, the Mortgagor new collector late charge and to exceed a mount equal to fixe 55%) per centum of any such past due installment to or his to cover the extra expense in a few to the his Borg of such delinquent payments.
- 12. That the Mortgagor hereby assign to the Mortgagor als singlesses and assign all the next assess are profits or any from the mortgaged premises with a system all the all the near solid and previous secretarity of the period to the description of the system and the system and provided any part of the period to the descriptions of the system at the system and provided and profits and apply the same to the additional content of the system and profits and apply the same to the additional content of the standard treatment and profits articles and tenth additional content of the system to the additional content of the standard treatment and profits articles and the system and the system and profits articles and the system and the system and profits articles and the system and the system and profits articles of the Mortgagor and the system and should said premises at the time of social brights to the Mortgagor and the system and should said premises at the time of social brights are profit by the Mortgagor and the system and should said premises at the time of social brights are profit to the Mortgagor and the Country Country Country to the wealth of the Country Country to the system and the Country Country with authority to take possessor of said profits as a function of the system and the country with authority to take possessor of said profits as a function of the system and the country with authority to take possessor of said profits as a function of the system and the country with authority to take possessor of said profits as a function of the system and the country and the system and the system and the country and the country and the system and the system and the country and the system and the syste
- 13. That the Moetgree of als uption way one of the Moetgree to post of a Moetgree a section becomes a considerable rate secured hereby is fally peak the following season of those to be produced by the constitution of the following season of the original of the premiums that will not be considered by a discount for collipsed being peaked to the premium of the constitution of the high higher best of the moetgree less all sense do all peak there to a large and the season of the constitution of the Mortgree class of the considered by the constitution of the tensor of the constitution of what such premiums four and reasonable will be done of possible season to be the tensor of the constitution of what such premiums four seasons will be done of possible season to be the constitution of the season of special assessments. Should these payments exceed the amount of possible season to the Moetgree of the Green of the constitution of the Moetgree of the Constitution of the Moetgree of the Constitution of the Moetgree of the Moetgree