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TOCETHER 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

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 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 Mortgagee 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 Mortgagee immediately open payment, and should the Mortgagor fail to pay such taxes and assessments when the same shall fall due, the Mortgagee may, it is 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 indebtedness 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 piror consent of the Mortgager, and should the Mortgagor so encumber such premises the Mortgager 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 Title or Deed of Conveyance and the within mortgage indebtedness is not paid in full the Mortgagor or his Purchaser shall be required to tile 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 Title or Deed of Conveyance, and have the interest rate on the loan balance existing at the time of transfer modified by increasing the interest rate on the sail loan balance to the maximum rate per annum perintted to be charged at that time by applicable South Carolina law or closer increase in interest rate as may be determined by the Association. The Association will notify the Mortgagor or his purchaser of the low interest rate and monthly pay ments and will mail him a new passbook. Should the Mortgagor or his Purchaser, full to couply with the provisions of the within paragraph, the Mortgagee, at its option, may declare the indebtedness hereby secured to be a chechately 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 as disc on the promissory note and the same shall be impaid for a period of thirty (30) days or if there should be any failure to comply with and didde by exclusives or the harter of the Mortgagor, or any stipulations set out in this mortgage, the Mortgagor of its option new write to the Mortgagor of his lost brown address giving him thirty. 30 days in which to rectify the said detailt and should the Mortgagor fel to rectify said details within the said thirty days the Mortgagor may at its option new is the interest rate on the loan believe to the consistance from the learned as a period to the maximum rate per among period to be charged in their transition upon the Society of colors law, or a lexicolorization and new rate as may be determined by the Association. The morthly payments will be actoristed a medical.
- If That should the Mortgagor tall to make payments of principal and intensitive local traction shows a total should be enough installment become past due for a parallel excess to 15 days, the Mortgagor way, alle to date before a contraction of any such past are installment as or be to cover the extremely allered to the effect of such delinquent payments.
- 12. That the Mortgagor here by assigns to the Mortgagor at some exact and a sign of the consideration of the mortgagor premises retinance the eight to all to the some scales. The first the force of the construction of the construction of the principal moledated as so interest times to the construction of the principal moledated as so interest times to the premises a positive of impact the Mortgagor may without indice or further proceedings take even the contract of the construction of the construction
- That the Mortager of its option has represented to the Mortager of the Mortager of the following and the fillewing a consideration of the property of the following and the respect to the property of the following and the respect to the property of the following and the second property of the following and the respect to the property of the following and the respect to the property of the following and the respect to the following and the respect to the following and the following and the following and the respect to the following and the followin