TOCETHER with all and singular the rights, members, hereditaments, and appuriremences to the same belonging or in any way incident or appertaining, including all builtin stores and refrigerators, heating air canditioning plumbing and electrical fintures; wall to will curpeting, forces and gates, and any other equipment or fixtures now or hereafter attached; coincidected or littled 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

TO HAVE AND TO HOLD all and singular the said promises unto the Mortgages, its successors and assigns forever.

The Mortgagor represents and warrants that said Mortgagor is setzed of the above described premises in fee simple absolute; that the above described premises are free and clear of all lieus or other encumbrances; that the Mortgagor is successors and assume and that the Mortgagor will forever defend the said premises unto the Mortgagor, 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 Mortgages for any additional sums which may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, or public assessments, hazard insurance prendums, repairs or other such purposes pursuant to the provisions of this mortgage, and also for any loans or advances that may hereafter be middle by the Mortgages to the Mortgage indeed the authority of Sec 46-56, 1902 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 Mortgages, unless otherwise provided in writing.
- 3. That Mortgagor will keep the improvenents to it the more against loss by fire, windstorm and other hozards in a sum not loss than the balance due bereugder at any time, and in a company or companies acceptable to the Mortgages, and Mortgagor does hereby assign the policy or policies of insurance to the Mortgages and agrees that all such policies shall be held by the Mirtgages should it so require and shall include loss payable clauses in favor of the Mortgages, and in the event of loss, Mortgagor will give immediate notice thereof to the Mortgages by registered hail; and should the Mortgagor at any time fall to keep said premises justified or fall to pay the premiums for such insurance, then the Mortgage may cause such improvements to be insured in the name of the Mortgagor and relimburse 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 hereinabove provided.
- 5 That the Miritagee 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.
- b. That bigging 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 instructioner upon payment, and should the Mortgage first to pay with taxes and assessments when the same and charge the amounts so paid to the mortgage debt and collect the amounts so paid to the mortgage debt and collect the amounts as paid to the mortgage debt.
- 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 prior consent of the Mortgagee, and should the Mortgagor so, the Mortgagee may, at its option, declare the indebtedness hereby secured to be minutediately due and payable and may institute any proceedings necessing to collect said indebtedness.
- 9 That should the Mortgager alternate 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 Purchastic shall be required to file 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 said loan balance to the maximum rate per annum permitted to be charged at that time by applicable South Carolina law, or a lesser increase in literest rate as may be determifted by the Association The Association will notify the Mortgagor or his parchaser of the new interest rate and monthly paragraph, the Mortgage, 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 fall to make payments of principal and interest as the 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 abide by any by-laws or the charter of the Mortgagee, or any stipulations set out in this mortgage, the Mortgagee, at its option, may write to the Mortgager at his last known address giving him thirty (30) days in which to rectify the said default and should the Mortgager fail to rectify said default within the said thirty days, the Mortgagee, may, at its option, increase the interest rate on the logal balance for the fremaining term of the logal of the
- 11. That should the Mortragor fall to make payments of principal and interest us due on the promissory note and should any monthly installment become past due for a period in excess of 15 flays, the Mortragice may, collect a late charge not to exceed an amount of one for the contragic period to five (8%) per centum of any much past due installment in order to cover the extra expense tecident to the handling of such delinquent payments.
- 12. That the Mortgagor hereby assums to the Mortgagoe, its any easiers and assigns, all the rents, issues, and profits accruing from the mortgagod premises, retaining the right to collect the same so long as the debt beachy secured is not in arrears of payment, but should any part of the principal indebtedness, or integest, taxes, or fire insurings irrefulums, be past due, and unpaid, the Mortgagoe may withing notice or further proceedings taxe over the mortgaged requires. It they shall it is occupied by a training or tenants, and collect said rents and profits and apply the same to the indebtedness hereby secured, without liability to account for anything more than the rents and profits actually collected, loss the cost of collection, and any trians is suithorized, upon request by Mortgagoe, to make all rents payments direct to the Mortgagoe, within itselfully to the Mortgagoe, the Mortgagoe inly piply to the fudge of the County County of the county and profits actually the prescript of president of president in president in the county aforesald for the appointment of a receiver with authority to take possession of said premises and collect such rents and profits, applying said rents, after payment of a receiver with authority to take possession of said premises and collect such rents and profits actually collected.
- collected.

 13. That the Mortgages at its option, may require the Mortgages to hav to the Mortgages on the first day of each month until the note secured hereby is fully hald, the following sums in addition to the parameters of principal, and interest provided in said note: a sum equal to the premiums that will ment become and payable on policies of mortgaged from the life and other hazard interacts evoluting the mortgaged property, plus carees and assessments next the in-ph emortgaged premiers (all as estimated by the Mortgages) less all sums already plat therefor divided by the number of months to clause before one month prior to the date when such premiums, taxes, and assessments will be this end payable, such sinus to clause to pay said premiums, taxes and special assessments. Should these payments about the appoint of hazards premium should be insufficient in any to create a support of the state of support of the mortgage any amounts assessed the appropriate the latest premium the behavior of the mortgage any amounts assessed in the state of the Mortgage any amounts assessed in the state of the Mortgage any amounts assessed in the state of the Mortgage any amounts assessed in the state of the Mortgage any amounts assessed to the state of the Mortgage any amounts assessed to the state of the Mortgage and amounts assessed to the state of the Mortgage and amounts assessed to the state of the Mortgage and assessed the state of the Mortgage and the state of the s