TOCH THER with all order that the relate, is addern broading action and appretion over to the same belonging to the owner belong all had no there in larger at its broading of a collection of a larger than properties of the control of the properties of the properti the realty.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortengee, its successors and assigns foreser.

The Mertgagor represents and warrants that said Mertgagor is seized of the above described premises in fee simple about to; that the above described premises are free and clear of all horses other cramidations, that the Mertgagor is leavilly empowered to convey or enougher the same, and that the Mortgagor will borver defend the said premises unto the Mortgagor, its successors and assigns, from and against the Mortgagor and every person who isserver lawfully climpag or to clim 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 indebto hess eviderced 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 Mortgage, for the payment of trees, or public assessments, hizard it surface previously, repairs or other such purposes pursuant to the mortgage, and also for any loans or advances that may hereafter be made by the Mortgage to the Mortgager under the authority of Sec. 15-55. 1952 Code of hiss of South Carolina, as amounted, 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 language of the Mortgages under still ruses are thed in writes. demand of the Mortgageo, unless otherwise provided in writing.
- 3. That Mortgagor will keep the improvements on the mortgaged premises, whether now existing or hereafter to be creeked, insured against loss by fire, windsterm and other hazards in a sum not less than the balance due heremaker 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 at 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 mud, and should the Mortgagor at any time fail to keep said premises insured or fail to pay the premiums for such insurance, than 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 hereinabore provided. hereinallove 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 whitever 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 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 upon payment, and should the Mortgagor fail to pay such taxes and assessments when the same shall fall due, the Mortgagoe 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 Mortgager agrees that the principal amount of the indebtedness hereby secured shall be disbursed to the Mortgager in periodic payments, as construction progresses, in accordance with the terms and conditions of a Construction Loan Agreement which is separately executed but is raide 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 Mortgagoe, and should the Mortgagor so encumber such premises, the Mortgagoe 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 Moderagor alienate the moderaged premises by Contract of Sale, fond for Title, or Deed of Conveyance, and the within mortgage indebtedness is not paid in foil, the Moderagor or his Purchaser shall be required to file with the Association an application for an assumption of the moderage 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 lean 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 interest rate as may be determined by the Association. The Association will notify the Moderagor or his purchaser of the new interest rate and monthly payments, and will mail him a new pushed. Should the Moderagor, or his Furchaser, fail to comply with the provisions of the within paragraph, the Moderagor, and solve the indebtedness hereby secured to be immediately due and payable and may institute any proceedings necessary to cellect said indebtedness.
- 10. That should the Mortgagor fail 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 fedure to comply with and adule by any by-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 his last known address giving him thirty (30) days in which to rectify the said default and should the Mortgagor fail to rectify said default within the said thirty days, the Mortgagor, may, of its option, increase the interest rate on the loan balance for the remaining term of the loan or for a lesser term to the maximum rate per armum permitted to be charged at that time by applicable South Carolina law, or a lesser increase rate as may be determined by the Association. The monthly payments will be adjusted accordingly.
- 11. That should the Mortgacer fail to make payments of principal and interest as due on the promissory note and should any monthly installment become past due for a period in excess of 15 days, the Mortgage may collect a "late charge" not to exceed an amount equal to five (5%) per centum of any such past due installment in order to cover the extra expense incident to the handling of such delibrought as most
- 12. That the Mortgagor hereby assigns to the Mortgagoe, its successors and assigns, all the rents, issues, and profits accoung from the mortgaged premises, retaining the right to collect the same so long as the del t hereby secured is not in arrears of payment, but should any part of the principal indebtedness, or interest, taxes, or fire insurance premiums, be past due and impaid, the Mortgagee may without notice or further proceedings take over the mortgaged premises, if they shall be occupied by a tenant or tenants, and collect said rents and profits and apply the same to the indebtedness berely secured, without hability to account for anything more than the rents and profits actually collected, loss the cost of collection, and any tenant is authorized upon request by Mortgagee, to make all rental payments direct to the Mortgagoe, without I ability to the Mortgagor, until rothfied to the contrary by the Mortgagee; and should said premises at the time of such default be occupied by the Mortgagor, the Mortgagoe may apply to the Judge of the County Court or to any Judge of the Court of Common Floas who shall be resident or presiding in the county aforesaid for the appointment of a receiver with authority to take possession of sail premises and collect such rents and profits, applying said tents, after paying the cost of collection, to the mortgage debt without liability to account for anything more than the rents and profits actually collected.
- 13. That the Mortgagee, at its option, may require the Mortgagor to pay to the Mortgagee, on the first day of each morth until the note secured hereby is fully paid, the following sums in addition to the payments of principal and interest provided in said note: a sum equal to the premiums that will next become due and payable on policies of nantagee guaranty morrance (of applicable), fire and other hazard insurance covering the mortgaged property, plus trees, and assessments next due on the nontraged premises (all as estimated by hazard insurance every less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such premiums, taxes, and assessments will be due and payable, such sums to be held by Mortgagee to pay said premiums, taxes and special assessments. Should these payments exceed the amount of payments actually made by the Mortgagee for taxes, assessments, or insurance premiums, the excess may be credited by the Mortgagee on subsequent payments to be made by the Mortgagor; if, however, insurance premiums, the excess may be credited by the Mortgage on subsequent payments to be made by the Mortgagor shall pay to the Mortgagee any amounts necessary to make up the deficiency. The Mortgagor further agrees that at the end of ten years from the date Mortgagee may, at its option apply for renewal of mortgage guaranty or similar insurance (if applicable) covering the balance hereof, Mortgagee may, at its option apply for renewal of mortgage guaranty or similar insurance (if applicable) covering the balance hereof, Mortgagee may, at its option apply for renewal of mortgage guaranty or similar insurance (if applicable) covering the balance hereof, Mortgagee may, at its option apply for renewal of mortgage guaranty or similar insurance (if applicable) covering the balance hereof, Mortgagee may, at its option, pay the single premium required for the remaining years of the term, or the Mortgagee may pay such premium and add the same to the nontrage debt, in wh repsy to Mortgagee such premium payment, with interest, at the rate specified in said promissory rate, in equal monthly installments over the remaining payment period.

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Page 2

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