TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any way incident or appertaining, including all built-in stoves and refrigerators, heating and air conditioning units and electrical fixtures, wall to wall carpeting, fences and gates, and any other equipment or fixtures now or hereafter attached or affixed to and used in connection with the premises, it being the intention of the parties hereto that all such fixtures and equipment (other than movable furniture) shall 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 and that the above-described premises are free and clear of all liens and encumbrances except as set forth herein, that the Mortgagor is fully empowered to convey or encumber the same, and that the Mortgagor will forever defend the said premises unto the Mortgagee, 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 for other such purposes pursuant to the provisions of this mortgage, and also for any loans or advances that may hereafter be made to the Mortgagor by the Mortgagee under the authority of Sec. 45-55, 1962 Code of Laws of South Carolina, as amended, or any other statutory authority, and all such sums 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 of the indebtedness hereby secured, or in such other amount as may be required by the Mortgagee, in 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 during the term of this mortgage, and shall provide loss payable clauses in favor of the Mortgagee, and in the event of loss, Mortgagor will give immediate notice thereof to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and Mortgagee is hereby authorized and empowered to collect and receipt for any such insurance proceeds, and may at its option either apply the same on the mortgage debt, whether then due or not, or use the same to repair or restore the improvements on the mortgaged premises, or release the same to the Mortgagor for any purpose or purposes deemed by the Mortgagee to be in the best interest of the Mortgagee, and the Mortgagee shall not be responsible for any failure to collect any such insurance proceeds. In the event the Mortgagee shall elect to apply such proceeds on the mortgage debt, the Mortgagee may do so without affecting the lien of this mortgage for the full amount of the indebtedness secured hereby, and the Mortgagee may accept such proceeds and apply the same on such part of the indebtedness secured hereby as it may elect, without affecting the validity of this mortgage or any other security for the payment of the indebtedness secured hereby, and such application of such proceeds by the Mortgagee shall not be construed as a waiver of any right accruing to the Mortgagee by reason of default in payment of the indebtedness secured hereby or any default under this mortgage. In the event the Mortgagee shall elect to use such proceeds to repair or restore the improvements on the mortgaged premises, the Mortgagee may do so without affecting the lien of this mortgage for the full amount