TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, including all built-in stoves and refrigerators, heaters, air conditioners, plumbing and electrical fixtures, wall to wall carpeting, fences and gates, and any other equipment or fixtures now or hereafter attached or installed 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 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 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 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 recompiled or similar statutes, and all such 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 owing hereunder at any time and in companies 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 to the insurer and to the Mortgagee, and each insurer is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the mortgaged property. In the event the Mortgagee shall require additional security hereunder, the Mortgagor agrees to execute such additional mortgages on such other property as may be required by the Mortgagee, and should the Mortgagor at any time fail to keep and perform any of the stipulations, covenants or agreements contained in any such mortgage, then the Mortgagee may cause such improvements to be insured in the name of the Mortgagor and may add the cost of such insurance to the indebtedness hereunder with interest as herein provided.

4. That the Mortgagor will keep all improvements now or hereafter on the mortgaged premises in good repair. If the Mortgagor fail to do so the Mortgagee may, at its option, enter upon said premises and make such repairs as it may deem necessary, and the expenses for such repairs to be a lien on the mortgaged property, and collect the same under this mortgage, with interest as herein provided.

5. That the Mortgagee may at any time, to protect the security of this mortgage, upon the default of any person obligated under the indebtedness secured hereby, make such payment to pay the mortgage debt with the Mortgagee, or lienholders, and if the premises are not otherwise paid, the Mortgagee may pay said premiums, and the amount so paid shall be added to and part of the mortgage debt.

6. That Mortgagor agrees to pay all taxes and other public assessments levied against the mortgaged premises coming due before the [illegible] thereof, and in default thereof the Mortgagee may, at its option, pay the same and charge the amount so paid to the mortgage debt and collect the same under this mortgage with interest as herein provided.

7. That if the mortgaged premises or any part thereof be taken by the Mortgagee under the power of eminent domain, the Mortgagee shall be entitled to the Mortgagee's pro rata share of the proceeds in accordance with the terms and conditions of a Condemnation Rider which is separately executed of even date herewith, a part of this mortgage and incorporated herein by reference.

8. That the Mortgagee shall be [illegible] the Mortgagor, and should the Mortgagee institute any suit or action to enforce any of its rights hereunder, the Mortgagee may be entitled to such reasonable attorney's fees as may be determined by the court in such suit or action.

9. That should the Mortgagee desire to sell the mortgaged premises under the power of sale contained in Deed of Conveyance and the Action mortgage which is executed of even date herewith, the Mortgagee shall be required to file with the Association an application for an assignment of the mortgage and the Association shall be required to file with the Mortgagee a Deed of Conveyance and the Mortgagee shall be required to file the application for an assignment of the mortgage and the Association shall be required to file a Deed of Conveyance to the Association through the Mortgagee, and the Association shall be required to pay the Mortgagee the unpaid principal balance of the mortgage and the interest thereon at the rate of the Note from the date of default to the date of the sale, and the Mortgagee shall be required to pay the Association the balance of the proceeds of the sale, if any, after the payment of the expenses of the sale, including a reasonable attorney's fee not exceeding 15% of the gross proceeds of the sale, and the costs of the foreclosure action, and the Association shall be required to pay the Mortgagee