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, 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 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 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, who is authorized, 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 condition, debit for the cost of such insurance, with interest as herein above provided.

4. That the Mortgagor will keep all improvements upon the mortgaged premises in good repair, and should Mortgagor fail to do so the Mortgagee 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 herein above provided.

5. That the Mortgagee may at any time require the assignment and transfer 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 last date when the same may be paid without penalty or interest, and should the Mortgagor fail to pay such taxes and assessments when the same shall fall due, the Mortgagee 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 herein provided.

7. That if this mortgage secures a construction loan, the Mortgagor agrees that the principal and interest 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 Mortgagee shall not be [illegible] the principal and interest hereby secured to be immediately due and payable and the within mortgage may be foreclosed [illegible] Mortgagee, and should the Mortgagee employ an attorney for the purpose of foreclosing the within mortgage, the Mortgagee shall be entitled to a reasonable attorney's fee, which shall be secured by this mortgage.

9. That should the Mortgagee [illegible] the mortgaged premises to Government [illegible] Housing Administration or Department of Conservation and Development, the within mortgage and the note secured hereby shall be assigned to the Mortgagee, and the Mortgagee shall be required to file with the Association an application for insurance of the mortgage debt [illegible] required by the Association for processing the insurance through the Association, and have the interest rate on the loan hereunder reduced by [illegible] the unpaid balance to the maximum rate per annum [illegible] the Association for [illegible] such loan, or such other interest rate as may be agreed upon by the Association, the Mortgagee and the Mortgagor, and monthly payments and all other [illegible] Mortgagor [illegible] the within paragraph, the Mortgagee [illegible] and payable and may institute any proceedings necessary to foreclose the within mortgage.

10. That should the Mortgagee fail to [illegible] paragraph 9 [illegible] and the same shall be unpaid for a period of thirty [illegible] laws or the charter of the Mortgagee [illegible] Mortgagee [illegible] the Mortgagee [illegible] the default within the [illegible] the Mortgagee [illegible] the loan or for a lower interest rate as may be determined by the Association. The [illegible] Low Income or a lower interest rate as may be determined by the Association. The [illegible]

11. That should the Mortgagee [illegible] the Mortgagee [illegible] equal to two [illegible] the handling of such delinquent payments.

12. That the Mortgagor [illegible] Mortgagee [illegible] the mortgaged premises from the mortgaged premises [illegible] but shall use part of the [illegible] Mortgagee [illegible] without [illegible] and collect and retain out of the proceeds [illegible] the Mortgagee to [illegible] than the rents and profits [illegible] the Mortgagee [illegible] the Court Clerk of [illegible] collected.

13. That the Mortgagor [illegible] the Mortgagee [illegible] the [illegible] equal to the premiums that will next become due and payable [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee