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, 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 bargained 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, by registered mail, 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 reimburse itself 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, to pay the insurance and taxes or other charges against the property covered 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 the amount so paid shall be added to and 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 first day of the month following the receipt thereof, and the failure of the Mortgagor so to do shall constitute a default under the terms of this mortgage, and should the Mortgagor fail to pay said taxes and assessments when the same shall falls due, 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 this mortgage covers a construction loan, the Mortgagee 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 between the parties and incorporated herein by reference.

8. That upon Mortgagor's default under any of the covenants or conditions of this mortgage, or any default under any other mortgage on the premises held by the Mortgagee, and should the Mortgagee accelerate the maturity of any such other mortgage, then the entire indebtedness secured hereby shall be immediately due and payable at the option of the Mortgagee, and may be collected by foreclosure or other legal means, as provided by law in the case of a mortgage default.

9. That should the Mortgagee discover that the mortgaged premises are not in a flood hazard area as defined by the Federal Emergency Management Agency and the within mortgage indebtedness is not paid in full, the Mortgagee may, at its option, require that Mortgagor shall be required to file with the Association an application for an exemption of the mortgaged premises from the requirement of the Association for purchasing the exemption through the Association, and have the interest rate on the loan balance reduced at the time of the application and thereafter maintained in the maximum rate per annum permitted by the Association for such exemption, or at such other rate as may be determined by the Association. The Association shall notify the Mortgagee of the exemption and shall make such payments and adjustments as may be required by the Association. If the Mortgagor does not file such application for exemption and maintain the exemption, the Mortgagee may, at its option, place the mortgaged premises in the National Flood Insurance Program and may notify the Mortgagor of such action and require payment of premiums and charges in connection therewith.

10. That should the Mortgagee fail to exercise any of the options contained in this mortgage, such failure shall not be construed as a waiver of the right to exercise such option in the event of any subsequent default. In the event of default in any of the terms of this mortgage, or in the event of default in any other mortgage on the premises held by the Mortgagee, and should the Mortgagee find it necessary to employ an attorney to collect the indebtedness secured hereby or to foreclose this mortgage, then the Mortgagor agrees to pay a reasonable attorney's fee, not exceeding 15% of the amount due and owing hereunder, which shall be added to the mortgage debt and be secured by this mortgage, and be payable and bear interest at the same rate as the principal hereunder, and should the Mortgagee be made a party to any action or proceeding by reason of this mortgage, or any other mortgage on the premises held by the Mortgagee, or any other lien or encumbrance on the premises, then the Mortgagee may employ an attorney to protect its interest in the premises, and the reasonable fees of such attorney shall be added to the mortgage debt and be secured by this mortgage, and be payable and bear interest at the same rate as the principal hereunder.

11. That the Mortgagee may at any time, in its discretion, require that all or any part of the mortgage debt be paid in monthly installments equal to one twelfth of the yearly taxes, insurance premiums, assessments and other charges against the property, all as estimated by the Mortgagee, in addition to the regular payments.

12. That the Mortgagee may at any time release any part of the mortgaged premises from the lien of this mortgage without affecting the lien of this mortgage on the remaining portion of the premises, and may release any party liable for any indebtedness secured hereby without affecting the lien of this mortgage on the premises not released, and may extend the time for payment or make any other modification of the terms of this mortgage without affecting the lien of this mortgage on the premises except as to persons and property so released, extended or modified, and may release any security for the indebtedness secured hereby without affecting the lien of this mortgage on the premises.

13. That the Mortgagor hereby assigns unto the Mortgagee all rents and profits from the mortgaged premises, and should the note secured hereby be in default, the Mortgagee may, at its option, have a receiver appointed to take charge of the premises and collect the rents and profits derived therefrom, and the receiver may be required to account only for those rents and profits actually received.