TOGETHER with all and singular the rights, members, hereditaments [illegible] in any way incident or appertaining, including all built-in stoves and refrigerators [illegible] wall to wall carpeting, fixtures and gates and any other equipment or fixtures now or hereafter attached or used in connection [illegible] being the intention of the parties hereto that all such fixtures and equipment [illegible] part of the realty.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee [illegible] forever.

The Mortgagor represents and warrants that said Mortgagor is seized of the above described premises in fee simple [illegible] 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 [illegible] 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 it may be obligated 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, [illegible] 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 thereof to the Mortgagee by registered mail, and [illegible] the Mortgagee at any time fail to keep said premises insured or fail to pay the premiums on such insurance, then the Mortgagee may cause such improvements to be insured in the name of the Mortgagor and may pay for the cost of such insurance, with interest as hereinabove provided.

4. That the Mortgagor will keep all improvements upon the mortgaged premises in good repair, and if Mortgagor fail to do so the Mortgagee may, at its option, enter upon said premises and make whatever repairs are necessary and pay the expense 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 insurance [illegible] 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 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 date thereof and to exhibit the receipts therefor at the request of the Mortgagee [illegible] upon payment, and should the Mortgagor fail to pay such taxes and assessments when the same shall fall due, the Mortgagee may 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 Mortgagee agrees that the indebtedness hereby secured shall be disbursed to the Mortgagor in periodic payments as work progresses in accordance with the terms and conditions of a Construction Loan Agreement which is separately executed by the parties of this mortgage and incorporated herein by reference.

8. That [illegible] the Mortgagee, and should the Mortgagor [illegible] the Mortgagee [illegible] before the indebtedness secured to be immediately due and payable and may [illegible] under this indebtedness.

9. That should the Mortgagee desire the mortgaged premises [illegible] Department of Conservation and the within mortgage indebtedness not paid in full, the Mortgagee [illegible] shall be required to file with the Association an application for an assumption of the mortgage [illegible] the Association for processing the assumption through the Association [illegible] the interest rate on the loan [illegible] to the maximum rate per annum permitted by [illegible] interest rate as may be determined by the Association. The Association [illegible] the Mortgagee [illegible] monthly payments [illegible] the within paragraph, the Mortgagee [illegible] and may [illegible] and proceed as provided in the within [illegible].

10. That should the Mortgagee [illegible] the same shall be assigned by a proper instrument [illegible] the charter of the Mortgagee or any [illegible] Mortgagee [illegible] known address [illegible] the said thirty days the Mortgagee [illegible] the same or a lower interest rate as may be determined by the Association. The [illegible].

11. That should the Mortgagee [illegible] in amount equal to [illegible] the said premises [illegible] the Mortgagee [illegible] the said premises.

12. That the Mortgagee [illegible] the said premises [illegible] collected.

13. That the Mortgagee [illegible] equal to the premiums that will next become due and payable on the premises [illegible] the Mortgagee shall [illegible] the said premises [illegible] the Mortgagee [illegible] the said premises [illegible].

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