TOGETHER with all and singular the rights members hereditaments and appurtenances to said premises belonging or in anywise appertaining and all fixtures and equipment now or hereafter attached to said premises and to all apparatus fixtures and equipment now or hereafter attached to said premises and all of the foregoing shall be deemed to be and remain a part of the realty and be covered by this mortgage and all of the foregoing together with said premises are herein referred to as the "mortgaged premises" it being the intent of the parties hereto that all such fixtures and equipment shall be deemed to be and remain a part of the realty.

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

The Mortgagor represents and warrants that said Mortgagor is seized of the premises hereby conveyed in fee simple absolute that the above described premises are free and clear of all liens or encumbrances except the Mortgage lien at the present time in existence under the same and that the Mortgagor will forever defend the said premises unto the Mortgagee against the claims of all persons whomsoever lawfully claiming 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 or mortgage insurance premiums 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 any law of similar nature 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 due hereunder at any time, in a company or companies acceptable to the Mortgagee, and Mortgagor has hereby assigned the policy or policies so issued or to be issued to the Mortgagee and agrees that all such policies shall be held by the Mortgagee during the term of said note and shall not be less than the amount owed the Mortgagee and in the event of loss, Mortgagor will give immediate notice thereof to the Mortgagee who may make proof of loss if the Mortgagor at any time fail to keep said premises insured or fail to pay the premiums for such insurance, then the Mortgagee may insure said improvements to be insured in the name of the Mortgagor and may pay the cost of such insurance with interest as hereinafter 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, which may be deemed by the Mortgagee to be necessary for such repairs to the mortgage debt and collect the same under the mortgage with interest as hereinafter provided.

5. That the Mortgagor may at any time repay the mortgage and satisfaction of mortgage upon the debt and payment of all sums secured hereby under the subdivision and hereby is authorized to pay the mortgage debt with the Mortgagee as herein provided, and if the payments 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 due date thereof and to exhibit the receipts therefor at the request of the Mortgagee or its agent upon request, 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 the mortgage with interest as above provided.

7. That if this mortgage secures a "construction loan" the Mortgagee agrees that the principal amount of the indebtedness hereby secured will be disbursed by the Mortgagee 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 may from time to time at its option, but shall not be obligated to do so, pay any amount which the Mortgagor may be required to pay under the provisions of this mortgage and should the Mortgagor fail to do so, then such payment by the Mortgagee shall be added to the indebtedness hereby secured to be immediately due and payable and may institute any proceedings necessary to collect said indebtedness.

9. That should the Mortgagor sell or convey the mortgaged premises to a purchaser who is not deemed a Qualified Grantee under the Deed of Conservation and the within mortgage, which consent is not granted, all the Mortgagor's obligations shall be assigned to and be assumed by the Association an application for an assumption of the mortgage indebtedness plus the transfer fee as required by the Association for processing the assumption through the Association with the mortgage debt attached. Such transfer fee shall be deemed a Qualified Grantee and have the interest rate on the loan balance existing at the time of transfer modified to the interest rate on the said loan balance to the maximum rate permissible to be charged at that time by applicable South Carolina law or a lower interest rate as may be determined by the Association. The Association shall notify the Mortgagor of the new interest rate and monthly payments and will modify the loan accordingly. Should the Mortgagor default in the performance of the within paragraph the Mortgagee at its option may declare the indebtedness hereby secured to be immediately due and payable and may institute any proceedings necessary to collect said indebtedness.

10. That should the Mortgagor fail to make payments of principal and interest as herein provided and the same shall be in default for a period of thirty (30) days or at time should be need to comply with said Title 34 Laws of South Carolina on the chapter of the Mortgagee or any regulations of any of the agencies of the Mortgagee, or if the Mortgagor cease to reside at his last known address giving him thirty (30) days in which to comply the said default and should the Mortgagor fail to comply said default within the said thirty days the Mortgagee may at its option increase the interest rate on the loan from the remaining term of the loan or for a lesser term to the maximum rate permissible to be charged at that time by applicable South Carolina law, or a lesser increase rate as may be determined by the Association. The monthly payments will be adjusted accordingly.

11. That should the Mortgagor fail to make payments of principal and interest when due as provided and should any monthly installment become past due for a period in excess of 15 days the Mortgagee may collect a late charge not to exceed an amount equal to five (5%) percent of such past due installment in order to cover the extra expense incident to the handling of such delinquent payments.

12. That the Mortgagor hereby assigns to the Mortgagee its successors and assigns all the rents issues and profits accruing from the mortgaged premises retaining the right to collect the same so long as the debt hereby secured is not in default of payment but should any part of the principal indebtedness or interest taxes or insurance premiums be past due and unpaid the Mortgagee may without notice or further process of law take over the mortgaged premises and thereupon shall be empowered to lease or rent or let tenants and collect said rents and profits and apply the same to the indebtedness hereby secured without liability to account for anything more than the rents and profits actually collected. That should the said indebtedness hereby secured be in default the Mortgagee may require the Mortgagor to make all rental payments direct to the Mortgagee without liability to the Mortgagor and subject to the conditions by the Mortgagee and should said premises at the time of such default be occupied by the Mortgagor the Mortgagee may apply to the Judge of the Circuit Court or any Judge of the Court of Common Pleas who shall be empowered to grant the relief sought for the appointment of a receiver with authority to take possession of said premises collect the rents and profits applying said rents after paying the cost of collection to the mortgage debt without liability to account for anything more than the rents and profits actually collected.

13. That the Mortgagor at its option may require the Mortgagor to pay the Mortgagee on the first day of each month until the note secured hereby is fully paid the following sums in addition to the payments of principal and interest provided in said note a sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property plus taxes and assessments next due on the mortgaged premises all as estimated by the Mortgagee less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such premiums taxes and assessments will be due and payable such sums to be held by Mortgagee to pay said premiums taxes and special assessments. Should these payments at any time be insufficient to make payments as they fall due the Mortgagor shall pay to the Mortgagee any deficiency upon demand. If the excess may be credited to the Mortgagor on the next payments to be made by the Mortgagor. However said sums shall be held by the Mortgagee to make said payments when the same shall become due and payable. The Mortgagor shall pay to the Mortgagee any amounts necessary to make up the deficiency. The Mortgagor further agrees that at the end of two years from the date hereof, Mortgagee may at its option apply for cancellation of mortgage insurance or similar insurance if applicable covering the balance then remaining due on the mortgage debt and the Mortgagee may at its option pay the single premium required for the remaining years of the term of the Mortgage and pay such premium and add the amount to the mortgage debt provided herein and the Mortgagor shall repay to Mortgagee such premium payment with interest at the rate specified herein and payable in equal monthly installments over the remaining payment period.

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