TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, and including all fixtures and attached [illegible] to wall coverings, screens and doors, and including all other [illegible] fixtures [illegible] it being the intention of the parties hereto that all such fixtures [illegible] shall be deemed a 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 premises [illegible] that the above described premises are free and clear of all liens or encumbrances except as may be stated herein, and that the Mortgagor will forever warrant and defend the title to the premises and that the Mortgagor will execute such further assurances as may be required by the Mortgagee [illegible] 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 at the option of the Mortgagee for the payment of taxes, or public assessments, hazard insurance premiums, or other charges pertinent to the premises 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 to date. All such sums 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 such form 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 during the term of this mortgage and shall not be [illegible] at the Mortgagee's sole discretion, and in the event of loss, Mortgagor will give immediate notice thereof to the Mortgagee [illegible]. If the Mortgagor at any time fail to keep said premises insured or fail to pay the premiums for such insurance when due, 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 hereinabove 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 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 and mortgage [illegible] provide for payment of taxes and special assessments under the indebtedness secured hereby in a sum sufficient to pay the mortgage debt with the Mortgagee [illegible] and if the premiums 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 on or before the due dates thereof and to exhibit the receipts therefor at the office of the Mortgagee immediately upon payment, 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 above provided.

7. That if this mortgage secures a "Construction Loan", the Mortgagor agrees that the proceeds 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 made a part of this mortgage and incorporated herein by reference.

8. That the Mortgagor will not [illegible] or allow the premises to be [illegible] without the prior consent of the Mortgagee, and should the Mortgagor violate or [illegible] said premises the Mortgagee may, at its option, declare 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 alienate the mortgaged premises to a purchaser of such property by Deed or Contract of Conveyance and the within mortgage indebtedness is not paid in full, the Mortgagee or its assignee shall be required to talk with the Association an application for an assumption of the mortgage indebtedness plus the reasonable cost as required by the Association for processing the assumption through the Association, with assumption of the Contract of Sale by the Deed or Contract of Conveyance and have the interest rate on the loan balance existing at the time of transfer readjusted to the current interest rate on the said loan balance to the maximum rate per annum permitted to be charged at that time by applicable South Carolina law or a lesser increase in 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 send him a new payment schedule. Should the Mortgagor [illegible] with the provisions 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 when due as the payments are made and the same shall be unpaid for a period of thirty (30) days or more, then should the Mortgagee, in accordance with the laws of the charter of the Mortgagee or any stipulations set out in this mortgage, the Mortgagee may write to the Mortgagor at his last known address giving him thirty (30) days in which to cure the said default, and if the Mortgagor fails to cure said default within the said thirty days the Mortgagee may, at its option, raise the interest rate on the loan balance to the maximum rate per annum permitted to be charged at that time by applicable South Carolina law or for a lesser term to the maximum rate per annum permitted 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 the payments are made 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%) per centum of any such past due installment in order to cover the extra expense involved in the handling of such delinquent payments.

12. That the Mortgagor hereby assigns to the Mortgagee the rents, issues and profits accruing from the mortgaged premises reserving the right to collect the same as long as the Mortgagor is not in default in payment of payment but should any part of the principal indebtedness or interest thereon or the taxes or other charges pertinent to the premises be past due and unpaid the Mortgagee may without notice or further proceedings take over the mortgaged premises and collect the rents and profits and apply the same to the indebtedness secured hereby, after deducting the cost of collection, and the operating costs thereof, including reasonable compensation to the Mortgagee for its services in connection therewith