TOGETHER with all [illegible] the said premises unto the Mortgagee [illegible]

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

The Mortgagor represents and warrants that at the time of the execution of this mortgage [illegible] that the above described premises are free and clear of all liens and encumbrances except [illegible] the Mortgagee [illegible] and that the Mortgagor will forever warrant and defend the title to the said premises unto the Mortgagee against the claims of all persons 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 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 by the Mortgagee for the payment of taxes or any other assessments levied on said premises, [illegible] the possession of the mortgagor and also for any loss or damages that may be suffered by the Mortgagee [illegible] the authority of Sec. 45-55-1 et seq. Code of Laws of South Carolina [illegible] shall bear interest at the same rate or rates as that provided in said note unless otherwise provided herein, and that the interest of the Mortgagee, unless otherwise provided herein, [illegible]

3. That Mortgagor will keep the improvements on the mortgaged premises, whether now existing or hereafter erected, insured against loss by fire, windstorm and other hazards in an amount not less than [illegible] in companies acceptable to the Mortgagee, and Mortgagor does hereby assign the policy or policies of insurance to the Mortgagee [illegible] agrees that all such policies of insurance shall be held by the Mortgagee [illegible] Mortgagee, and in the event of loss Mortgagor will give immediate notice thereof to the Mortgagee [illegible] Mortgagor authorizes and empowers the Mortgagee, or any assignee of the Mortgagee, to make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged.

4. That the Mortgagor will keep all improvements upon the mortgaged premises and equipment and fixtures [illegible] the Mortgagee [illegible] repairs to the mortgage debt and that the same under this mortgage [illegible]

5. That the Mortgagor [illegible] under the subdivision [illegible] the mortgage debt [illegible] the Mortgagee [illegible] provisions as and when due pay the Mortgagee [illegible]

6. That Mortgagor agrees to pay all taxes and other public assessments levied on the said premises [illegible] the Mortgagee [illegible] to pay said taxes and assessments when due, the Mortgagee may, at its option, pay the same [illegible] the amounts so paid to the mortgage debt [illegible]

7. That if the mortgage or any part thereof be placed in the hands of an attorney for foreclosure because of default in payment [illegible] the Mortgagee [illegible] reasonable attorney's fees [illegible] and which shall be secured by this mortgage and incorporated herein by reference.

8. That if the Mortgagor [illegible] the Mortgagee and the Mortgagee [illegible] shall be secured to be immediately due and payable [illegible]

9. That if the Mortgagor [illegible] the mortgaged premises [illegible] the Mortgagee and the Mortgagee [illegible] the Association and [illegible] for assumption of the mortgage [illegible] the Association for processing the assumption [illegible] the Association [illegible] and have the interest rate on the loan [illegible] to the maximum rate permitted by law [illegible] the Association [illegible] the Mortgagor [illegible] interest and to make payments and collect additional [illegible] Mortgagor [illegible] with the provisions of the within paragraph the Mortgagee [illegible] and may institute any proceedings necessary to effectuate the same.

10. That should the Mortgagee [illegible] principal or interest [illegible] the same shall be [illegible] the Mortgagee [illegible] the laws of the charter of the Mortgagee or any regulations [illegible] the Mortgagee [illegible] the last known address of the Mortgagor [illegible] default, then the said charge of the Mortgagee [illegible] for a lesser term at the [illegible] the loan at a lesser interest rate as may be determined by the Association [illegible]

11. That should the Mortgagor [illegible] principal or interest [illegible] installment become past due for a period in excess of 15 days the Mortgagee [illegible] an amount equal to five (5%) percent of such past due installment [illegible] the extra expense incident to the handling of such delinquent payments.

12. That the Mortgagor hereby assigns to the Mortgagee, as security for all the rents, issues and profits arising from the mortgaged premises, [illegible] that the same shall be [illegible] payment but should any part of the principal [illegible] taxes or other assessments [illegible] the Mortgagee may without notice or further process take over the mortgaged premises and thereupon shall be empowered to collect such rents and profits and apply the same to the [illegible] and authorized to apply any money more than the rents and profits actually collected [illegible] the Mortgagee to make all rental payments [illegible] the Mortgagee [illegible] 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 to any Judge of the Circuit Court in Chambers [illegible] for the appointment of a receiver with authority to take possession of said premises and [illegible] rents after paying the cost of collection to the mortgage debt, it being the intent hereof that the rents and profits actually collected.

13. That the Mortgagor at its option may require the Mortgagor [illegible] the Mortgagee [illegible] and the note secured hereby [illegible] the full amount [illegible] principal and interest provided in said note, a sum equal to the premiums that will next become due and payable on policies of mortgage guaranty insurance [illegible] and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the property [illegible] to 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 exceed the amount of payments actually made by the Mortgagor for ground rents or insurance premiums, the excess may be credited by the Mortgagee on subsequent payments to be made by the Mortgagor, but if such sums shall be insufficient 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 any time after five years from the date hereof, Mortgagee may, at its option, apply for renewal of mortgage guaranty or similar insurance [illegible] covering the balance then remaining due on the mortgage debt, and the Mortgagor may, at its option, pay the said premium required for the remaining years of the term or the Mortgagee may pay such premium and add the same to the mortgage debt, in which event the Mortgagor shall repay to Mortgagee such premium payment, with interest at the rate specified in said note, in such monthly installments over the remaining payment period.

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