TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, including all built-in stoves and refrigerators, heating and cooling units, plumbing 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 described 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 loan 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 created, 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 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 expenses 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 issuance and maintenance of insurance upon the life of any person obligated 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 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 dates fixed and to exhibit the receipts therefor at the offices 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 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 but is made a part of this mortgage and incorporated herein by reference.

8. That the Mortgagor will not [illegible] the premises [illegible] without the prior consent of the Mortgagee, and should the Mortgagor [illegible] such 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 become the mortgagee in a mortgage of such kind to be held as the Federal Government and the within mortgage indebtedness is not paid in full the Mortgagor or his heirs shall be required to file with the Association an application for mortgage insurance [illegible] the mortgage [illegible] for processing the application through the Association within [illegible] the Commissioner of Sale [illegible] and have the interest rate on the loan [illegible] the time of [illegible] the interest rate on the [illegible] to the maximum rate permissible [illegible] at the time [illegible] South Carolina [illegible] an interest rate as may be determined by the Association. The Association [illegible] the Mortgagor [illegible] the new interest rate and monthly payments and will [illegible] Mortgagor [illegible] the within paragraph the Mortgagee [illegible] and may institute any proceedings necessary to collect said indebtedness.

10. That should the Mortgagor [illegible] and the same shall be required for a period of three [illegible] the Mortgagee [illegible] the Mortgagor [illegible] the Mortgagee [illegible] the Mortgagee [illegible] within the said thirty days the Mortgagee [illegible] the [illegible] the loan or to a lower term [illegible] the Mortgagee [illegible] South Carolina [illegible] a lower interest rate as may be determined by the Association. The Mortgagee [illegible].

11. That should the Mortgagee [illegible] monthly installment [illegible] the Mortgagee [illegible] an amount equal to two [illegible] such installment [illegible] the extra expense incurred by the holder of such delinquent payments.

12. That the Mortgagor hereby assigns to the Mortgagee any [illegible] the mortgaged premises [illegible] and shall be a part of the property covered by the mortgage [illegible] the Mortgagee [illegible] collected.

13. That the Mortgagor [illegible] the Mortgagee [illegible] the mortgaged premises [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the mortgaged premises.

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