TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise appertaining, and all fixtures now or hereafter attached to the said premises, all of which shall be deemed and remain a part of the realty, and all rents, issues and profits of the said premises, and all other property of the Mortgagor now or hereafter located on the said premises, it being the intent of the parties hereto that all such fixtures and property other than household goods and personal effects shall be covered by and 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 lien of this mortgage is free and clear of all liens or encumbrances, except as stated herein, that the Mortgagor has the right to convey 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 the Mortgagor will escrow to the Mortgagee for any additional sums which may be advanced hereunder at the option of the Mortgagee for the payment of taxes, or public assessments, hazard insurance premiums, mortgage insurance premiums or other such purposes pertinent to the protection of the mortgaged premises and also for any loans or advances that may hereafter be made by the Mortgagee to the Mortgagor under the provisions of Sec. 45-55-1 et seq. Code of Laws of South Carolina as amended or similar statutes, and all such advances 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, with an insurance company 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 include loss payable clauses in favor of the Mortgagee, and in the event of loss Mortgagor will give immediate notice thereof to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor. 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 cause such improvements to be insured in the name of the Mortgagee 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 such repairs as 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 Mortgagor will at any time upon request of the Mortgagee, its successors or assigns, upon the loan of any personal property under the indebtedness secured hereby, execute and deliver to the Mortgagee, its successors and assigns, a security agreement covering such personal property, and at the option of the Mortgagee, but only upon default by the Mortgagor, the Mortgagee may pay said personal property taxes and the amount so paid shall become a part of the mortgage debt.

6. That Mortgagor will pay all taxes and other public assessments levied against the mortgaged premises as and before the same become delinquent, and at the request of the Mortgagee, exhibit such proof of payment, and should the Mortgagor fail to pay such taxes and assessments when the same shall be due, the Mortgagee may at its option pay the same and charge the amount so paid to the mortgage debt and collect the same under this mortgage with interest as hereinabove provided.

7. That if the mortgage covers a construction loan, the Mortgagee agrees that the principal amount of the indebtedness hereby secured, the balance of the Mortgagee's commitment, and the terms and conditions of a Construction Loan Agreement which has or hereafter may be executed, shall be a part of this mortgage and incorporated herein by reference.

8. [illegible]

9. [illegible]

10. [illegible]

11. [illegible]

12. [illegible]

13. [illegible]