calledy of if the property is otherwise acquired after defoult the Mertzurea is tricted some quivout the time of the commencement of such proceedings or at the time the projections of her or a given to the commencement of Mortzurer under the opening option processing as a resist of the others to examine any analysis and the balance to the principal then remaind an impact on the note of the trice of

- 4. The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.
- 5. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and in default thereof the Mortgagee may pay the same; and will promptly deliver the official receipts therefor to the Mortgagee. If the Mortgager fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the rate provided for in the principal indebtedness from the date of such advance and shall be secured by this mortgage.
- 6. Upon the request of the Mortgagee the Mortgagor shall execute and deliver a supplemental note or notes for the sum or sums advanced by the Mortgagee for the alteration, modernization, improvement, maintenance or repair of said premises, for taxes or assess. Into against the same and for any other purpose authorized hereunder. Said note or notes shall be secured hereby on a parity with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the creditor and debtor. Failing to agree on the maturity, the whole of the sum or sums so advanced shall be due and payable thirty (30) days after demand by the creditor. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.
- 7. He will keep the premises in as good order and condition as they are now, reasonable wear and tear excepted, and will not commit or permit any waste thereof.
- So He will continuously maintain hazard insurance of such type or types and amounts as Mortgages may from time to time require, on the improvements now or hereafter on said premises, and except when payment for all such premiums has theretofore been made under (a) of paragraph 2 hereof, he will pay promptly when the any premiums therefor. All insurance shall be carried in companies approved by the Mortgages and the polities and renewals thereof shall be held by the Mortgages and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgages. In event of loss Mortgagor will give immediate notice by mail to the Mortgages, who may 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 Mortgages instead of to the Mortgagor and Mortgages jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgages at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage, or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.
- 9. He hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

It is agreed that the Mortgage's shall hold and enjoy the premises above conveyed until there is a default under this in rigage or in the note secured hereby. If the Mortgage's shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, then this mortgage shall be null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgager to the Mortgages shall become around instely due and payable and this mortgage may be foreduced. The Mortgager valves the broadt of any appraisament have of the State of South Camilina. Should the Mortgagee become a party to any out involving this to rigage or the title to the premises issembed herein, each ting legal proceedings instituted for foreducing or for the collection of the debt secured hereby, all costs and expenses reasonably inclured by the Mortgage or are allowed eather than the state of the source hereby, all costs and expenses reasonable thing (30) ways after the art of a true of legal proceedings be instituted for the foreducing of this none layer in contents of the source of this contents of the payable thing (30) ways after the art of appraish in long to the ability of an alternative at the foreducing of this contents.

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