Boston A. Mabry

Greenville,

[illegible]

TO HAVE AND TO HOLD all and singular the said premises unto the Association, its successors and assigns forever. And the Mortgagor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular said premises unto the Association, its successors and assigns, against the Mortgagor and its successors and assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof. [illegible] of the premises herein described in fee simple absolute, that it has good right and lawful authority to sell and convey said premises, and that the premises are free and clear of all liens and encumbrances except as herein otherwise set forth.

If all or any part of the Property or an interest therein is sold or transferred, [illegible] Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration. If Borrower fails to immediately pay such sums, Lender may, without further notice or demand on Borrower, invoke any remedies permitted herein.

It is agreed that acceptance of prepayment of [illegible] and charges for late payment shall be subject to and in accordance with the provisions of the Note and this Mortgage.

And the Mortgagor covenants and agrees [illegible] against loss or damage by fire and windstorm and other casualties generally covered by extended coverage policies, [illegible] the debt secured hereby, and, at the option of the Association, to pay the premiums therefor and to assign the policy or policies of insurance to the Association in the event of foreclosure or other transfer of title to the mortgaged property in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in such policy, insurance policies then in force shall pass to the purchaser or grantee. The Mortgagor also agrees to procure and deliver to the Association [illegible] such insurance, if any, as may be required by the Association for protection of the debt secured hereby and pay the premiums therefor. The Mortgagor agrees to furnish proof of payment of the aforesaid premiums and upon failure so to do the Association may, at its option, declare all sums secured hereby immediately due and payable or pay said premiums, which sums shall bear interest from the date of payment at the rate provided for in the note secured hereby, and that such sums and interest shall be secured by this mortgage.

The Mortgagor also covenants to promptly pay all taxes, assessments and other governmental charges imposed upon said property when same become due and shall furnish the Association, on request, receipts evidencing such payments. In the event the Mortgagor shall fail to pay such taxes before they become past due, the Association may, at its option, declare the sums secured hereby immediately due and payable or pay same with any interest and penalties as may be due and such sums shall bear interest from the date of payment at the rate provided for in the note secured hereby, which sums and interest shall be secured by this mortgage.

And it is further agreed that the Mortgagor shall not permit any lien of any kind to attach to or against the premises or any part thereof whereby the value of the premises hereby mortgaged may be impaired in the opinion of the Association, or any debt to be created which shall be a lien or charge upon said premises equal to or superior to the lien of this mortgage, and that he shall keep said premises in good repair and, if requested by the Association, shall [illegible] and make whatever repairs, in its judgment, necessary, and pay the cost thereof, which shall be secured by this mortgage as provided herein. In the event of the payment of premiums or taxes by the Association, or if any of the premises herein described be abandoned or become unfortifiable or uninhabitable in the sole judgment of the Association, it shall have the right, at its election, to declare the full indebtedness hereby secured immediately due and payable. If any of the improvements shall be destroyed by fire or other casualty, or the greater portion of same is removed from the premises without the written consent of the Association, it shall likewise declare the total indebtedness secured hereby immediately due and payable.

And the Mortgagor does hereby assign and transfer to the Association all rents and profits accruing from the premises herein above described as additional security for the payment of the indebtedness hereby secured, with the right to collect said rents as long as no default in any instalment payment secured hereby shall be more than one month in arrears or if at any time any other part of the debt secured hereby shall be past due, and if any taxes, assessments shall be past due and unpaid or the Mortgagor in default in any other respect under this mortgage, the Association, at its option, may declare the premises herein described abandoned or become unfortifiable or uninhabitable, without further proceedings, have the premises herein described and collect said rents and profits and account for the net proceeds after paying the costs of collection, including reasonable attorney's fees, insurance premiums, interest and principal, without liability to account for anything more than the rents and profits actually received. Should such rents be collected by the Mortgagor or his grantee, and the payments hereinabove set forth be in default, the Mortgagor does hereby agree that the said Association may, upon application to the judge of a court of competent jurisdiction, [illegible] appointment of a Receiver, without notice, to take charge of the mortgaged premises, collect the rents and profits, account for the same, and under conditions above provided.

And it is further agreed that the Mortgagor [illegible] the Association [illegible] hereby granted hereby, [illegible] premiums, taxes, assessments, or any other charge or lien [illegible] this mortgage, the Association may, at its option, [illegible] and costs and fees [illegible] of the creation of any such lien or charge [illegible] mortgage. It is also agreed that the note secured by this mortgage [illegible] should the Association [illegible] the Mortgagor shall be [illegible] the Association [illegible] the Mortgagor shall be [illegible] [illegible]