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dwelling referred to herein, and also all the estate, right, title and interest of the said parties of the first part of, in and to said premises.

To have and to hold the above described premises with all appurtenances and fixtures unto the said party of the second part, his successors and assigns forever, for the purposes, uses and trusts herein set forth.

The said Grantors covenant and agree as follows: To pay said indebtedness and the interest thereon as herein and in said note provided, or according to any agreement extending the time of payment, without deduction from either principal or interest for any tax or taxes, assessment or assessments that may for any and all purposes be payable, assessed or imposed on said premises, or on this Trust Deed, or the Note secured thereby, without regard to any law heretofore enacted or that may hereafter be enacted by the United States, or any State or political subdivision thereof, imposing the payment of the whole or any part thereof upon the legal owner or holder of said note; to pay as soon as they become due and payable all taxes and assessments levied upon said premises; to suffer no waste to said premises; to erect a dwelling on the premises and completely finish same in good workmanlike manner and to be ready for occupancy within four months after date hereof, said dwelling after being completed to cost not less than Forty-nine Hundred and 00/100 (\$4900.00) Dollars; to keep any and all buildings at any time on said premises tenantable and in good repair and insured in such forms of insurance as may be required by the legal holder or holders of said indebtedness, in such amounts as shall be satisfactory to and in companies to be approved by the legal holder or holders of said indebtedness and to deliver to the legal holder or holders of said indebtedness the said insurance policies with the usual mortgage or trustee clause attached thereto making all loss, if any thereunder, payable to said trustee as his interest may appear, and to suffer no liens of mechanics or material men or other claims to attach to said premises. And in the event of the failure of the said grantors so to pay said assessments and taxes, or to keep said buildings insured as aforesaid, or to pay any such liens of mechanics or material men, the holder or holders of said note, or the Trustee, may pay such taxes or assessments or discharge or purchase any tax lien or title affecting said premises, or may procure such insurance, or settle any liens of any mechanics or material men or other claims attached to said property, and all moneys so paid and any other moneys paid by either the legal holder or holders of said note and/or the Trustee to protect the lien thereof with interest at the rate of eight per centum per annum from the date of payment, shall be so much additional indebtedness secured hereby and payable on demand, and it shall not be obligatory upon the holder or holders of said note and or the Trustee to inquire into the validity of any such tax liens or titles, taxes or special assessments or sales therefor, or into the validity of any liens of mechanics or material men, or any other claims attaching to said property in advancing money in that behalf as above authorized.

In the event of a breach of any one of the aforesaid covenants and agreements, or failure to erect dwelling and completely finish same in a good workmanlike manner and thereafter keep it tenantable and in good repair, or in case of default in the payment of any note secured hereby or any installment of principal or/and interest thereon according to the terms thereof, or upon the passage of any law imposing payment of the whole or any portion of any of the taxes aforesaid upon the legal holder or holders of said indebtedness, or upon the rendering of any court of last resort of a decision that the undertaking by the parties of the first part, as herein provided, to pay any tax or assessment is legally inoperative, the whole of said indebtedness shall, at the option of the legal holder or holders thereof, without notice become immediately due and payable, although the time expressed in said note for the payment thereof shall not have arrived, and said holder or holders (or the Trustee at the request of the said holder or holders) may forthwith enter into and upon the above described premises and sell and dispose of the same and all benefit and equity of redemption of the said parties of the first part, and out of the money arising from such sale, to retain the principal and interest which shall then be due on the said note, and the sum of such other debts that may be due against said premises, together with the costs and charges of foreclosure, or may sell said premises at public auction after complying with the statutes of the State of South Carolina in reference to foreclosure and sale of real property, and the purchaser thereof shall not be required to see to the application of the purchase money and of the proceeds of said sale; or a writ of Scire Facias may forthwith be issued hereon and prosecuted to judgment, execution and sale by aforesaid Trustee and all stay of and/or exemption from execution or extension of time of payment which is or shall be given by law is hereby forever waived and released.

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