

MORTGAGE OF REAL ESTATE

WALKER, EMANS & COGSWELL CO., CHARLESTON, S. C. 14556-8-13-40

The mortgagor covenants and agrees as follows:

- 1. That he will pay the indebtedness as hereinbefore provided.
- 2. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the mortgagee, on the first day of each month until the said note is fully paid, the following sums:

(a) An installment of the taxes and special assessments levied or to be levied against the premises covered by this mortgage; and an installment of the premium or premiums that will become due and payable to renew such insurance on the premises covered hereby against loss by fire or other hazard as may reasonably be required by the mortgagee in amounts and in a company or companies satisfactory to the mortgagee. The installments shall be equal respectively to the estimated premium or premiums for such insurance and taxes and assessments next due (as estimated by the Mortgagee) less all installments already paid therefor, divided by the number of months that are to elapse before one month prior to the date when such premium or premiums and taxes and assessments will become due. The mortgagee shall hold these monthly payments in trust to pay such premium or premiums and taxes and assessments when due.

(b) All payments mentioned in the last paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the mortgagor each month in a single payment to be applied by the mortgagee to the following items in the order set forth:

- (1) taxes, special assessments, fire and other hazard insurance premiums;
- (2) interest on the note secured hereby; and,
- (3) amortization of the principal of said note.

And deficiency in the amount of such aggregate monthly payment, shall, unless made good by the mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage.

3. If the total of the payments made by the mortgagor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by the mortgagee for taxes or assessments or insurance premiums, as the case may be, such excess shall be credited by the mortgagee on subsequent payments of the same nature to be made by the mortgagor, If, however, the monthly payments made by the mortgagor under (a) of paragraph 2 preceding shall not be sufficient to pay taxes and assessments and insurance premiums, when the same shall become due and payable, then the mortgagor shall pay to the mortgagee any amount necessary to make up the deficiency on or before the date when payment of such taxes, assessments, or insurance premiums shall be due. If at any time the mortgagor shall tender to the mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the mortgagee shall, in computing the amount of such indebtedness credit to the amount of the mortgagor any balance remaining in the funds accumulated under the provisions of (a) of paragraph 2 hereof.. In there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, the mortgagee shall be, and hereby is, authorized and empowered to apply, at the time of the accumulated under (a) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note.