

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belong- ing, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said THE INVESTMENT LIFE & TRUST COMPANY, its successors and assigns forever

AND do hereby bind and heirs, executors and administrators, to procure or execute any further necessary assurance of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee, its successors and assigns, from and against

and heirs, executors and administrators and all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor his heirs, executors, administrators or assigns, shall insure the buildings and improvements thereon erected, or to be erected on said premises, against loss or damage by fire and extended coverage, for the benefit of the said mortgagee, for an amount not less than

Seventy two thousand, five hundred and no/100 (\$72,500.00) Dollars,

in such Company as shall be approved by the said mortgagee, and shall deliver the policy to the said mortgagee, and in default thereof, the said mortgagee, its successors and assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof with interest thereon at the rate of Seven (7%) Per Cent per annum, from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said mortgagee, its successors or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid a sum equal to the amount of the debt secured by this mortgage. See other conditions below

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor his heirs, executors, administrators or assigns shall keep the buildings and improvements erected, or to be erected on the said premises, in a state of good repair and used for no purpose other than that intended by the mortgagor at the time of erecting the same.

AND IT IS AGREED, by and between the parties hereto, that if the said mortgagor his heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid with interest thereon at the rate of Seven (7%) Per Cent per annum from the dates of such payments. Mortgagor shall furnish to mortgagee evidence of payment of taxes not later than Dec. 31 of each year during life of this mortgage

in and to Policy Number 6828 issued by The Investment Life and Trust Company

an Insurance Corporation, chartered under the Laws of the State of South Carolina on the life of

Ward S. Stone

And it is further agreed, by and between the parties hereto, that the said Ward S. Stone shall pay all premium on said policy when due, and in the event that the said Ward S. Stone fails to pay said premium when due, the mortgagee, its successors or assigns, may cause the same to be paid, together with all penalties and cost incurred thereon, and reimburse themselves under this mortgage for the sum so paid with interest thereon at the rate of Seven (7%) Per Cent per annum from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default in the payment of the principal or interest on the said Note, or of the fire and extended coverage insurance premiums, or of the taxes, or of the assessments, or of the life insurance premiums hereinabove mentioned, when the same shall severally first become payable, or in any other of the provisions of this Mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED, by and between the said parties, that upon the death of mortgagor that then the entire amount of the debt secured, or intended to be secured, shall forthwith become due at the option of the said mortgagee, its successors or assigns, although the period of the said debt may not then have expired.

IT IS AGREED that in the event the said mortgagor desires to satisfy the whole of this obligation prior to maturity date, said mortgagor shall pay in addition to the unpaid principal and accrued interest a penalty set forth as follows, to wit: 3% of the original principal amount during the first year and 1% less each of the next 2 succeeding years.

* The mortgagor shall furnish to mortgagee with renewal certificate of such insurance, at least 30 days in advance of expiration of such policy, otherwise the mortgagee shall effect such insurance if same is not received at least 15 days prior to such expiration date.

AND IT IS AGREED, by and between the said parties, that, should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said mortgagee, its successors or assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the debts secured hereby.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, its successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, their heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, its successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, its successors or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, and the conditions thereunder written, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor to hold and enjoy the said premises until default of payment shall be made.

WITNESS my Hand and Seal this 16th day of September in the year of our Lord one thousand nine hundred and Sixty Three and of the one hundred and Eighty Eighth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:
[Signature]
[Signature]

Ward S. Stone (L.S.)