TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty. TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns forever.

SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns forever.

And I/we do hereby bind myself/ourselves Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns, from and against me/my or us/our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And it is hereby agreed that should the mortgagor desire to insure his life in order to protect his estate against liability for any unpaid balance which may be due hereunder at his death, and shall assign said policy to the mortgage, the mortgagor does hereby expressly authorize the mortgage to advance premiums upon said policy or policies annually and to add such premiums advanced to the balance due on this mortgage, and the mortgagor agrees to reamulate the same rate as provided in this mortgage.

And I we do hereby agree to insure the bouse and buildings or said let in a same rate as provided in this mortgage.

with interest at the same rate as provided in this mortgage.

And I/we do hereby agree to insure the house and buildings on said lot in a sum not less than the balance due on this mortgage, with the same amount of extended coverage insurance, in a company or companies acceptable to the mortgage, and to keep same insured from loss or damage by fire, windstorm, or other hazards, and do hereby the mortgagee, and to keep same insured from loss or damage by fire, windstorm, or other hazards, and do hereby the mortgagee, and to keep same insured to the said mortgagee, its successors and assigns; in the event of loss the assign said policy or policies of insurence to the said mortgagee by registered mail and in the event mortgage is lose insured at any time fail to insure said premises, or pay the premiums thereon, then the said mortgagee, its lose insured in my/our name(s), and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest.

If this mortgage is given for the purpose of financing the construction of a dwelling or other building on the

premiums and expense of such insurance under this mortgage, with interest.

If this mortgage is given for the purpose of financing the construction of a dwelling or other building on the mortgaged premises, it is understood and agreed that the amount herein stated shall be disbursed to the mortgage apin periodic payments, as construction progresses, in accordance with the rules and regulations of the mortgage applicable to construction loans; and the mortgager hereby agrees to all such rules and regulations. The mortgager explicable to construction loans; and the mortgager hereby agrees to all such rules and regulations. The mortgager explicable to construction for a the execution of this instrument, all bills for labor and/or materials heretofore incurred in the construction of such building have either been paid in full, or will be paid out materials heretofore incurred in the construction of such building have either been paid in full, or will be paid out of the first disbursement to be made hereunder. A failure on the part of the mortgager to complete such building of the first disbursement to be made hereunder. A failure on the part of the mortgager to complete such building out good cause shown, will entitle the mortgage to take possession of the mortgaged premises, complete the building or buildings under construction thereon, without liability to the mortgagor, and institute foreclosure proceedings or buildings under construction thereon, without liability to the mortgagor, and institute foreclosure proceedings hereunder without notice to the mortgagor, whether or not there has been a default in the payment of the note hereby secured.

And I/we do hereby agree to pay all taxes and other public assessments against this property on or before the first day of January of each calendar year, and to exhibit the tax receipts at the offices of the FIRST FEDERAL SAVINGS day of January of each calendar year, and to exhibit the tax receipts at the offices of the FIRST FEDERAL SAVINGS day of January of each calendar year, and to exhibit the tax receipts at the offices of the FIRST FEDERAL SAVINGS day of January of each calendar year, and to exhibit the payment, until all amounts due under this mortage, have been paid in full, and should I/we fail to pay said taxes and other governmental assessments, the gage, have been paid in full, and charge the amounts so paid to the mortage debt, and collect same under this mortage, with interest.

And it is hereby agreed as a part of the consideration for the loan herein secured, that the mortgagor(s) shall have the premises herein described in good repair, and should I/we fail to do so, the mortgagee, its successors, or keep the premises herein described in good repair, and should I/we fail to do so, the mortgagee, its successors, or keep the premises herein described in good repair, and should I/we fail to do so, the mortgagee, its successors, or keep the premises herein described and collect same under this mortgage, with interest.

And it is further agreed that I/we shall not further encumber the premises hereinabove described, nor alienate said premises by way of mortgage or deed of conveyance without consent of the said Association, and should I/we do so said Association may, at its option, declare the debt due hereunder at once due and payable, and may institute any proceedings necessary to collect said debt.

any proceedings necessary to collect said debt.

And I/we do hereby assign, set over and transfer unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns, all the rents and profits accruing from the premises hereinabove described, retsining however, the right to collect said rents so long as the payments herein set out are not more than thirty days in arrears, but if at any time any part of said debt, interest, fire insurance premiums or taxes shall be past due and unpaid, said mortgagee may (provided the premises herein described are occupied by a tenant or tenants) without notice or further proceedings, take over the property herein described and collect said rents and profits and apply the same to the payment of taxes, fire insurance, interest, and principal without liability to and profits and apply the same to the payment of taxes, fire insurance, interest, and principal without liability to account for anything more than the rents and profits actually collected, less the cost of collection, and should said account for anything more than the rents and profits actually collected, less the cost of collection, and should said premises be occupied by the mortgager(s) herein, and the payments herein above set out become past due and unpaid then I/we do hereby agree that said mortgagee, its successors and assigns, may apply to any Judge of the Circuit