TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertuising, 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 really.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor represents and warrants that said Mortgagor is seized of the above described premises in fee simple absolute; that the above described premises are free and clear of all liens or other encumbrances; that the Mortgagor is lawfully empowered to convey or encumber the same; and that the Mortgagor will forever defend the said premise must be Mortgager, its successors and assigns, from and against the Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- That the Mortgagor will promptly pay the principal and interest on the indebtedness evidenced by said promissory note at the times and in the manner therein provided.
- 2. That this mortgage will secure the Mortgagee for any additional sums which may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, or public assessments, hazard insurance promiums, repairs or other such purposes pursuant to the provisions of this mortgage, and also for any loans or advances that may hereafter be made by the Mortgagee to the Mortgager under the authority of Sec. 45-53, 1962 Code of laws of South Carolina, as amended, or similar statules; and all sums so advanced shall been interest at the same rate is that provided in said note and shall be payable at the demand of the Mortgagee, unless otherwise provided in writing.
- 3. That Mortgagor will keep the improvements on the mortgaged premises, whether now existing or hereafter to be erected, insured against less by fire, windsform and other hazards in a sum not less than the balance due hereunder at any time and in a company or companies acceptable to the Mortgager, and Mortgagor due that company or companies acceptable to the Mortgager, and shortgager and short due to a proper of the Mortgager, and the event of loss, Mortgagor will give immediate or thereof to the Mortgage by registered mail; and should the Mortgagor at any time fall to keep said premises insured or fail to pay the premisers for insurance, then the Mortgager may cause such improvements to be insured.
- 4. That the Mortgagor will keep all improvements upon the mortgaged premises in good repair, and should Mortgagor fail to do so, the Mortgagee may, at its option, enter upon said premises and make whatever repairs are necessary and charge the expenses for such repairs to the mortgage debt and collect the same under this mortgage, with interest as hereinabove provided.
- 5. That the Mortgagee may at any time require the issuance and maintenance of insurance upon the life of any person obligated under the indebtedness secured hereby in a sum sufficient to pay the mortgage debt, with the Mortgagee as beneficiary, and if the premiums are not otherwise paid, the Mortgagee may pay said premiums and any amount so paid shall become a part of the mortgage debt.
- 6. That Mortgagor agrees to pay all taxes and other public assessments levied against the mortgaged premises on or before the due dates thereof and to exhibit the receipts therefor at the offices of the Mortgage immediately upon payment, and should the Mortgagor fail to pay such taxes and assessments when the same shall fall due, the Mortgagor and at its option, pay the same and energe the amounts so paid to the mortgage debt and collect the same under this mortgage, with interest as above provided.
- 7. That If this mortgage secures a "construction loan", the Mortgagor agrees that the principal amount of the indebtedness hereby secured shall be disturred to the Mortgagor in periodic payments, as construction progresses, in accordance with the terms and conditions of a Construction Loan Agreement which is separately executed but is made a part of this mortgage and incorporated herein by reference.
- 8. That the Mortgagor will not further encumber the premises above described, nor alienate said premises by way of mortgage or deed of conveyance without the prior consent of the Mortgage, and should the Mortgagor so encumber or alienate such premises, the Mortgagor as a tils option, declare the inclodedness hereby secured to be immediately due and payable and may institute any proceedings necessary to collect said indebtedness.
- and payable and may institute any proceedings necessary to correct some intermenters.

 9. That the Mortgagor hereby assigns to the Mortgage, its successors and assigns, all the rents, issues, and profits accruing from the mortgaged premises, retaining the right to collect the same so long as the debt hereby secured is not in arrears of payment, but should any part of the principal indebtedness, or interest, taxes, or fire insurance premiums, be past due and unpaid, the Mortgager may without notice or further proceedings take over the mortgaged permisses; if they take the contract of the not provided in the complete by a tenant or tenants, and collect said rents and profits and apply the same to the indebtedness hereby secured, without liability a account for anything more than the rents and profits actually collected, less the cost of collection, and any transact is authorized, upon request by Mortgager, to make all rental payments direct to the Mortgage, without liability to the Mortgager, and should said premises at the time of such default be occupied with the mortgager of the Mortgager may apply to the Judge of the County Court or to any Judge of the Court of Common Pieces who shall be resident or previousling in the county aforesaid of the appointment of a receiver with authority to take possession of said premises and collect such rents and profits, applying said rents, after paying the cost of collection, to the naversety insurance, the attention to the processor of the properties of the prop
- out liability to account for anything more than the rents and profits actually collected.

 10. That if the indebtedness secured by this mortgage be guaranteed or insured by mortgage guaranty insurance, the Mortgager agrees to pay to the Mortgager on the first day of each month until the note secured hereby is fully paid, the following sums in addition to the payments of principal and interest provided in said note: a sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes, and assessments next due on the mortgaged premises (all as estimated by the Mortgager) less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such premiums, taxes, and assessments, Should these payments exceed the amount of payments actually made by the Mortgager for taxes, assessments, fit, however, said sums shall become due and payable, such sums to be held by Mortgager to pay said premium, taxes and special registers and the come due and payable, the Mortgager and the sum of payments where the same shall become due and payable, the Mortgager and the sum of the payments where the same shall become due and payable, the Mortgager shall pay to the Mortgager any amounts necessary to make up the deficiency. The Mortgager further agrees that at the dot of ten years from the date hereof, Mortgager may, at its option, pay by the single tend of ten years from the date hereof, Mortgager may, at its option, apply pay such premium and add the same to the mortgage debt, in which event the Mortgager shall repay to Mortgager such premium payment period.