[illegible]

[illegible] municipal charges, fines, [illegible] thereof the Mortgagee may pay [illegible] to the Mortgagee. If the Mortgagor fails [illegible] the taxes, assessments, or the like, the [illegible] at the rate set forth in the note secured hereby [illegible]

[illegible] as they are now and will not commit or per-

[illegible] erected on the mortgaged property insured as [illegible] fire and other hazards, casualties and contin- [illegible] by the Mortgagee and will pay promptly, when [illegible] payment of which has not been made hereinbefore. All insur- [illegible] and the policies and renewals thereof shall be held [illegible] clauses in favor of and in form acceptable to the Mort- [illegible] notice by mail to the Mortgagee, who may make proof of [illegible] company concerned is hereby authorized and directed [illegible] to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the [illegible] may be applied by the Mortgagee at its option either to the reduction of [illegible] of the property damaged. In event of foreclosure of [illegible] property in extinguishment of the indebtedness secured [illegible] and interest of the Mortgagor in and to any insurance policies then in force shall pass to [illegible]

[illegible] all the rents, issues, and profits of the mortgaged premises from and after any de- [illegible] legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall [illegible] appointed of the rents, issues, and profits, who, after deducting all charges and [illegible] such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

[illegible] agrees that should this mortgage and the note secured hereby not be eligible for in- [illegible] National Housing Act within 60 days from the date hereof (written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the 60 days from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility) the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any appraisement laws of the State of South Carolina. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses (including continuation of abstract) incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) and seal(s) this 12th day of February, 1971

Signed, sealed, and delivered in presence of:

Loretta H. Scott

Sarah L. Brown

Ronald R. Spain [SEAL]
Ronald R. Spain

Nancy B. Spain [SEAL]
Nancy B. Spain

[SEAL]

[SEAL]

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