TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise appertaining, or belonging or in anywise incident or appertaining, and all fixtures now and hereafter attached to the premises, including but not limited to all heating stoker and refrigeration units, plumbing and lighting fixtures, all trees and shrubbery, all water and water rights, all rents, issues and profits, and all other equipment and fixtures now or hereafter attached to the premises, and all replacements and additions thereto, all of which shall be deemed to be and remain a part of the premises covered by this mortgage, and it is agreed that all such fixtures and equipment shall be deemed to be a part of the premises covered by this mortgage.

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 premises hereby conveyed in fee simple absolute, that the premises described herein are free and clear of all liens or other encumbrances except as shown herein, that the Mortgagor will execute such further assurances of title as may be necessary, and that the Mortgagor will forever defend the premises hereby conveyed to the Mortgagee against the claims of all persons whomsoever lawfully claiming the same or any part thereof.

THE MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

1. 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 at any time at the option of the Mortgagee for the payment of taxes or public assessments, hazard insurance premiums or other expenses incurred pursuant to the provisions of this mortgage, and also for any loans or advances that may hereafter be made by the Mortgagee to the Mortgagor under the authority of Sec. 45-55, 1962 Code of Laws of South Carolina as amended or under statutes of like import, and all such sums so advanced shall bear interest at the same rate or rates as that provided in said note, unless otherwise agreed upon by the parties and shall be paid by the borrower 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 erected, insured against loss by fire, windstorm, and other hazards in a sum not less than the balance due hereunder at all times, in companies acceptable to the Mortgagee, and Mortgagor does hereby assign the policy or policies of insurance to the Mortgagee and agrees that all such policies shall be held by the Mortgagee during the term of this mortgage and shall include loss payable clauses in favor of the Mortgagee, and in the event of loss Mortgagor will give immediate notice to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged. In the event the Mortgagee shall take an assignment of any policy of insurance, or shall require payment of premiums in advance of the due date thereof, or shall require the deposit of a portion of the premiums next to become due, the Mortgagor hereby agrees to deliver such policies or such assignments to the Mortgagee and to pay the premiums and make such deposits when requested to do so by the Mortgagee. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to insurance policies then in force shall pass to the purchaser or grantee. The Mortgagee may, at its option, apply any such insurance proceeds received by it to the payment of any part of the indebtedness secured hereby, whether or not such part is then due and payable, and any such payments shall be made in the order and manner as the Mortgagee may elect. The Mortgagee may, at its option, require the insurance and premiums to be in such amounts and for such periods as may be required by the Mortgagee from time to time, and the Mortgagor will upon request promptly furnish to the Mortgagee such additional sums as may be required to keep such insurance in force in the amount required by the Mortgagee. The Mortgagee may, at its option, require the Mortgagor to deposit with the Mortgagee such sums as may be required to pay the premiums next to become due on such insurance policies, and the Mortgagee may hold such deposits without liability for interest thereon and may apply the same to the payment of such premiums when the same become due and payable, or may credit the same on any indebtedness secured hereby in such manner as the Mortgagee may elect, or may return the same to the Mortgagor at any time when the Mortgagor is not in default hereunder. Such insurance policies and premiums may be required at such times and for such amounts as the Mortgagee may from time to time require, and the Mortgagor will upon request promptly furnish such additional sums as may be required to keep such insurance in force in the amount required by the Mortgagee. The Mortgagee may, at its option, require the Mortgagor to deposit