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 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 AND IOAN 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 and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And it is bereby aggreed that the manufacture of all interests and assigns forever.

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 assign said policy or policies of insurance to the said mortgagee, its successors and assigns; in the event of loss the I/we should at any time fail to insure said premises, or pay the premiums thereon, then the said mortgagee, its premiums and expense of such insurance under this mortgage, with interest.

If this is a construction loan a failure on the part of the mortgage, and reimburse itself for the

If this is a construction loan a failure on the part of the mortgagor to complete the buildings upon the lot than three weeks, without just cause, the holder of this mortgage may institute foreclosure proceedings immediately liability.

And I/we do hereby agree to pay all taxes and other public assessments against this property on or before the first AND LOAN ASSOCIATION OF GREENVILLE, immediately upon payment, until all amounts due under this mort-mortgagee may, at its option, pay same and charge the amounts so paid to the mortgage debt, and collect same under this mortgage, with interest.

And it is bereby agreed as a part of the control of the public assessments against this property on or before the first AND LOAN ASSOCIATION OF GREENVILLE, immediately upon payment, until all amounts due under this mortgagee may, at its option, pay same and charge the amounts so paid to the mortgage debt, and collect same un-

And it is hereby agreed as a part of the consideration for the loan herein secured, that the mortgagor(s) shall assigns, may enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt and collect same under this mortgage, with interest.

And it is further agreed that I/we shall not further engumber the premises hereinabove described nor clients.

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 any proceedings necessary to collect said debt.

And I/we do hereby assign, set over and transfer unto the said FIRST FERRED AT CANTAGE AND TO A TRANSFER UNION AND TO A TRANSFER UNION TO A TRANSFER UN

And I/we do hereby assign, set over and transfer unto the said FIRST FEDERAL SAVINGS AND LOAN ASSO-inabove described, retaining however, the right to collect said rents and profits accruing from the premises heremore than thirty days in arrears, but if at any time any part of said debt, interest, fire insurance premiums or taxes or tenants), without further proceedings, take over the property herein described are occupied by a tenant and apply same to the payment of taxes, fire insurance, interest, and principal, without liability to account for any-pied by the mortgagor(s) herein, and the payments hereinabove 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 Court of said