

TO HAVE AND TO HOLD, The above described real estate, together with the buildings and improvements now or hereafter on said lands, if any, and all personal property now or hereafter attached in any manner to said buildings or improvements, and all the rights, members, hereditaments and appurtenances thereunto belonging or in any wise appertaining, all and singular, unto the Mortgagee, its successors and assigns forever.

And the Mortgagor hereby binds himself, his heirs, representatives and assigns, to warrant and forever defend, all and singular, the said real estate unto the Mortgagee from and against himself and his heirs, representatives and assigns and every person whomsoever lawfully claiming the same, or any part thereof.

And it is hereby covenanted and agreed between the parties hereto, as follows, to-wit:

First:—That the Mortgagor (a) will pay the said debt or sum of money, and interest thereon, as and when the same shall be due and payable, or any renewals thereof, or of any portion thereof, and especially will pay on demand all costs and expenses of whatever nature which the Mortgagee shall incur or be put to, including, and in addition to, attorney's fees as provided for collecting the said debt or sum of money and interest thereon by demand of attorney or by legal proceedings, or for protecting or enforcing through especially employed attorneys and agents, and by legal proceedings or otherwise, any of its rights under the provisions of this Mortgage, all of which said costs and expenses are hereby made a part of the debt herein secured; (b) will, if at any time required so to do by the Mortgagee, deposit with the Mortgagee, or such Mortgagee's nominee, monthly along with the payment of principal and interest proper prorated accruals on account of taxes and assessments against, and premiums for renewal hazard insurance covering, the property hereby conveyed sufficient to pay the same in full when due, any deficiency in such deposits to be adjusted from time to time and also made good within ten days after such deficiency shall develop (such Mortgagee or nominee shall not be obligated for any interest on such deposits, but shall properly apply the same at the proper time, at such time also giving proper credit for any surplus, and in the event of foreclosure hereof or full payment of the secured debt proper credit shall also be given for all such deposits not previously so paid out); (c) will execute and cause to be executed, such further assurances of title to the said estate, and take and cause to be taken, such steps including legal proceedings, as may at any time appear to the Mortgagee to be desirable to perfect its title to the said real estate free from any defect, cloud or encumbrance; (d) will pay all taxes and charges assessed on said real estate before the same shall become delinquent, and immediately thereafter exhibit to the Mortgagee official receipts showing the payment of same; (e) will, at his own expense, during the continuance of this debt, keep the buildings on said real estate constantly insured against loss by fire, in some responsible stock fire insurance company or companies satisfactory to the Mortgagee, for an amount not less than Sixteen Thousand Dollars (\$16,000.00), with the loss, if any, payable under New York Standard Mortgagee Clause with contribution clause stricken, or a substantially similar clause, to the Mortgagee, as its interest may appear, and for such other casualty as may be required by the Mortgagee, and will pay the premium or premiums on the policy or policies in advance, and deliver the policy or policies as additional security, and where renewal policies are necessary in the performance of this covenant will deliver them to the Mortgagee at least ten days before the expiration of the existing insurance, (and the avails of said insurance, if any loss occurs, shall, at the option of the Mortgagee, be applied to the payment of the debt hereby secured or applied to the restoration of said improvements); (f) will not permit or commit any waste of said real estate, nor alter, tear down, or remove any buildings or other improvements on said real estate and especially will not cut or permit any cutting of timber except for the necessary and ordinary requirements of said real estate and will keep all the said buildings and other improvements in as good condition of repair as they now are, and should there be impairment or deterioration in their value in the opinion of the Mortgagee, will immediately, upon demand, make such repairs as to the Mortgagee may seem necessary and reasonable. And if the Mortgagor shall fail to pay the said taxes and charges, or to execute said assurances of title or take such steps as may seem desirable to the Mortgagee to perfect its title to said real estate, free from any defect, cloud or encumbrance, or to keep the buildings on said real estate constantly insured as is hereinbefore stipulated or shall permit or commit said waste, or alter, tear down, or remove any of said buildings or other improvements or cut or permit the said cutting of timber beyond the necessary and ordinary requirements of said real estate or fail to keep said buildings in as good condition of repair as they now are, or to make such repairs as to the Mortgagee may seem necessary and reasonable, the Mortgagee may at its option without notice pay the said taxes and charges, and take such steps as may seem to it to be desirable to perfect its title to said real estate free from any defect, cloud or encumbrance, and effect or renew said insurance for such period and in such Company as it may deem advisable, and pay any premiums becoming due thereon, and take such steps as may be necessary to prevent said waste, impairment or deterioration, or improper cutting of timber, or to keep said buildings in as good condition as they now are, or make said repairs; and all amounts paid out by it in connection with the same shall thereupon become a part of the debt herein secured, and with interest at the rate of six per centum per annum until paid, shall become due and payable at the expiration of a period of thirty days thereafter.

Second:—That in the event of (a) default for thirty (30) days in the payment of any installment of interest or principal when the same shall have become due and payable (or of any renewal note or notes, if any renewal note or notes be executed and accepted in lieu of the original); or (b) default in the performance of any one or more of the covenants and agreements of the Mortgagor herein contained, or (c) the Mortgagor being adjudicated a bankrupt or insolvent; or (d) the passage of laws which, or the decision by any Court of Record of the State of South Carolina that the present laws, authorize the taxation by the State of South Carolina or any governmental subdivision of the said State, of the principal or interest in the hands of a non-resident holder, or of the estate of the Mortgagee in the real estate hereby conveyed, or of this Mortgage, against the Mortgagee; or (e) the passage of laws, or the decision by any Court of Record of the State of South Carolina rendering or declaring any of the covenants and agreements in the note or in this Mortgage, or any covenants and agreements substantially similar thereto to be void, voidable or