TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise appertaining, and all fixtures now or hereafter attached to said premises, all of which shall be deemed to be and remain a part of the premises hereby conveyed and mortgaged as long as any part of the indebtedness secured hereby shall remain unpaid, it being the intention of the parties hereto that all such fixtures and equipment shall be considered as a part of the realty.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee forever.

The Mortgagor represents and warrants that said Mortgagor is seized of the premises hereinabove conveyed in fee simple, that he has the right to convey the said premises to the Mortgagee, that the premises are free and clear of all liens and encumbrances except as may be specifically set forth herein, and that the Mortgagor will forever warrant and defend the said premises unto the Mortgagee against the lawful claims of all persons whomsoever.

THE MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

1. That the Mortgagor will promptly pay the principal and interest on the indebtedness and any prepayment fees or premiums due at the times and in the manner herein provided.

2. That the 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 premiums, or any other payments 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 recodified. Such future advances, with interest thereon, shall be secured hereby at the same rate or rates as that provided in said note unless otherwise agreed upon by the parties 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 insured against loss by fire, windstorm and other hazards in a sum not less than the balance of the indebtedness secured hereby, or in such other amount as may be 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 a loss payable clause in favor of the Mortgagee. In the event of loss Mortgagor will give immediate notice thereof to the Mortgagee, who may make proof of loss if not made promptly by 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 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 of the 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 all insurance policies then in force shall pass to the purchaser or grantee.

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 said premises and make such repairs as it may deem necessary and charge the expense for such repairs to the mortgage debt and collect the same under this mortgage with interest as herein provided.

5. That the Mortgagor may at any time repay the principal or any portion of principal upon the loan evidenced by the indebtedness and bonds in a sum not less than the installment payment due on the mortgage debt with the Mortgagee, or in such other amount as may be acceptable to the Mortgagee, and at the prepayment date the Mortgagor may pay said principal or any portion of principal in excess of the installment payment due on the mortgage debt.

6. That Mortgagor agrees to pay all taxes and other public assessments levied upon the mortgaged premises prior to the date when the same become delinquent, and in the event that the Mortgagee shall make any payment for such purpose, the Mortgagor shall forthwith upon demand repay the same and charge the amount so paid to the mortgage debt and collect the same under this mortgage with interest as herein provided.

7. That if this mortgage secures a construction loan, the Mortgagee may require, prior to the disbursement of the indebtedness hereby secured, that the Mortgagor execute such documents as may be required by the Mortgagee in connection with the terms and conditions of a Construction Loan Agreement which is by reference made a part of this mortgage and incorporated herein by reference.

8. That the Mortgagor shall not sell or convey the premises or any interest therein without the prior consent of the Mortgagee, and should the Mortgagor sell or convey the premises or any interest therein without the Mortgagee's consent, the indebtedness hereby secured to be immediately due and payable and may be declared by the Mortgagee to be immediately due and payable, and may be collected as provided herein in the case of an indebtedness.

9. That should the Mortgagor become the owner of the mortgaged premises and should Mortgagor become a member of the Association and the mortgage indebtedness be assumed by the Mortgagor, then and in all the Mortgagor's dealings with the Association as applicable to the mortgage indebtedness and the premises covered by this mortgage, the Association may, at its option, deal with the Mortgagor as the owner of the mortgaged premises and have the interest rate on the loan balance adjusted at the time of assumption to the then prevailing interest rate on the unpaid loan balance to the maximum rate permissible under the laws of the State of South Carolina, or at such other interest rate as may be determined by the Association. The Association will notify the Mortgagor of any change in the interest rate and monthly payments and all other terms governed by this mortgage. In the event the Mortgagor fails to pay the payments of the mortgage through the Mortgagee, the Mortgagee may declare the indebtedness hereunder immediately due and payable and may institute any proceedings necessary for the protection of its interest herein.

10. That should the Mortgagor be a business or commercial enterprise, the premises covered by this mortgage are not and shall not be used for a principal residence, and the same shall be regarded for a period of three (3) years or longer, shall be governed by and construed according to the laws of the State of South Carolina, and the Mortgagor waives the benefits of any statutes of South Carolina which may be in conflict with this provision. The Mortgagee may rely on the last known address of the Mortgagor as shown on its records and deal with whomever the said third party has the Mortgagor represents and deals with whomever the said third party has the Mortgagor represents and deals with whomever the said third party has the Mortgagor represents and deals