

AND I do hereby bind my self and heirs, executors and administrators, to procure or execute any further necessary assurances of the title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against me and my heirs, executors and administrators, and all other persons lawfully claiming or to claim the same or any part thereof.

The right is hereby given by the mortgagor and reserved by the mortgagee, successors or assigns, to make partial release or releases of the security hereunder, agreeable to the mortgagee, without notice to or the consent, approval, or agreement of other parties in interest, which partial release or releases shall not impair in any manner the validity of, or priority of this mortgage on the security remaining.

AND IT IS AGREED, by and between the parties hereto that the said mortgagor shall keep the buildings erected, or to be erected, upon said premises insured at the option and to the satisfaction of the mortgagee and will deliver the policies and renewals thereof to said mortgagee. The mortgagor hereby assigns and transfers to said mortgagee all right and interest in all policies of insurance carried or to be carried upon said property.

AND IT IS FURTHER AGREED., That the said mortgagor will pay all taxes, assessments and charges of every character which are now or which may hereafter become liens on said premises when due; also all taxes assessed against the mortgagee or its assigns, in the State of South Carolina, on this mortgage or the notes or debt secured hereby, before the same become delinquent, provided the amount of such latter taxes together with the interest on the loan secured hereby, does not exceed the maximum permitted by law to be paid, but if it does the mortgagee may at its option pay the excess or declare the entire debt hereby due and payable. And the said mortgagor does further agree to pay, when the same become due, all assessments for public improvements which may be levied against said premises.

AND IT IS FURTHER AGREED, That the said mortgagor will keep said premises and all buildings and other improvements thereon in as good condition and repair as of this date, and will commit or permit no waste.

AND IT IS FURTHER AGREED, That in case the taxes, assessments, charges, liens, insurance, premiums, attorney's fees and expenses are not paid as herein provided, the mortgagee may pay the same and collect the amount from the mortgagor, immediately, or on demand, at the option of the mortgagee, together with interest at eight per cent. per annum from the date of payment, and this mortgage shall stand as security therefor.

AND IT IS FURTHER AGREED, That upon default being made in the payments of any of said notes or the interest on same, or of the insurance premiums, or of the taxes, charges, attorney's fees, expenses or assessments, herein mentioned, when the same shall severally become payable, or upon failure to comply with any agreement herein, then the entire amount of the debt secured or intended to be secured hereby, shall become due, at the option of said mortgagee, although the period limited for the payment thereof may not then have expired.

AND IT IS FURTHER AGREED, That If at any time any part or whole of said sum or sums secured hereby, or interest thereon, be past due and unpaid, the mortgagor hereby assigns the rents and profits of the above described premises to said mortgagee, its successors and assigns, and agrees that any Judge of the Circuit Court of said State, may at Chambers or otherwise, appoint a Receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds, after paying costs of collection, upon said sum or interest secured hereby, without liability to account for anything other than the rents and profits actually collected.

AND IT IS FURTHER AGREED, That should any legal proceedings be instituted for the foreclosure of this mortgage, or should the mortgagee become a party to any suit involving