TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any way incident or appertaining, including all built-in stoves and refrigerators, [illegible] all fixtures, wall to wall carpeting, fences and gates, and any other equipment or fixtures now or hereafter attached [illegible] it being the intention of the parties hereto that all such fixtures and equipment [illegible] and part of the realty.

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 above described premises in fee simple absolute; that the above described premises are free and clear of all liens or other encumbrances; that the Mortgagor is lawfully empowered to convey or encumber the same, and that the Mortgagor will forever defend the said premises unto the Mortgagee, its successors and assigns from and against the Mortgagor and every person whomsoever lawfully claiming or to claim 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 hereafter, at the option of the Mortgagee, for the payment of taxes, or public assessments, hazard insurance premiums, repairs or other such purposes 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 similar statutes, and all 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 payable 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 created, insured against loss by fire, windstorm and other hazards in a sum not less than the balance due hereunder at any time, [illegible] in companies acceptable to the Mortgagee, and Mortgagor does hereby assign the policies of insurance to the Mortgagee and agrees that all such policies shall be held by the Mortgagee should it so require, and shall [illegible] the Mortgagee, and in the event of loss, Mortgagor will give immediate notice to the Mortgagee [illegible] the Mortgagor at any time fail to keep said premises insured or fail to pay the premiums [illegible] such improvements to be insured in the name of the Mortgagor and remove debt for the cost of [illegible] hereinabove provided.

4. That the Mortgagor will keep all improvements upon the mortgaged premises in good repair [illegible] If Mortgagor fail to do so the Mortgagee may at its option enter upon said premises [illegible] repairs to the mortgage debt and collect the same under this mortgage with interest [illegible].

5. That the Mortgagee may at any time require the assignment and transfer of any rent upon the last known address of [illegible] under the indebtedness secured hereby in a sum sufficient to pay the mortgage debt [illegible] the Mortgagee to foreclosure, and if the premiums are not otherwise paid, the Mortgagee may pay said premiums and any amount so paid shall become a part of the mortgage debt.

6. That Mortgagor agrees to pay all taxes and other public assessments levied against the mortgaged premises on or before the due dates thereof and to deliver the receipts therefor to the offices of the Mortgagee [illegible] the Mortgagor fail to pay such taxes and assessments when the same shall fall due, the Mortgagee may at its option pay the same and charge the amounts 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 agrees that the principal amount of the indebtedness hereby secured shall be disbursed to the Mortgagor in periodic payments as construction progresses in accordance with the terms and conditions of a Construction Loan Agreement which is separately executed [illegible] a part of this mortgage and incorporated herein by reference.

8. That the Mortgagor will not further encumber the premises [illegible] the Mortgagee, and should the Mortgagor so encumber or sell the premises the Mortgagee may at its option [illegible] the indebtedness secured to be immediately due and payable and may institute any proceedings necessary to collect said indebtedness.

9. That should the Mortgagor elect to sell the mortgaged premises to a person who shall be [illegible] Government and the within mortgage indebtedness is not paid in full, the Mortgagor or his heirs shall be required to file with the Association an application for an assumption of the mortgage indebtedness, pay the required fee to the Association for processing the assumption through the Association with respect the loan, [illegible] and have the interest rate on the loan balance existing at the time of the sale modified to the prevailing rate and balance to the maximum rate per annum permitted to be charged at the time of application [illegible] interest rate as may be determined by the Association. The Association will notify the Mortgagor [illegible] monthly payments and will and have a new provision should the Mortgagor [illegible] with the provisions of the within paragraph, the Mortgagee at its option may declare the entire indebtedness [illegible] and payable and may institute any proceedings necessary to collect said indebtedness.

10. That should the Mortgagor fail to keep [illegible] payments of principal and interest [illegible] and the same shall be unpaid for a period of three [illegible] or the Mortgagee or its agent or attorney [illegible] the Mortgagee [illegible] indebtedness giving him the option [illegible] said thirty days the Mortgagee may at its option [illegible] for a lower rate for the maximum rate per annum permitted to be charged at the time of application [illegible] mortgage rate as may be determined by the Association. The [illegible]

11. That should the Mortgagor fail to make payments of principal and interest [illegible] installment beyond the last day of a period of three [illegible] equal to three (3) per cent [illegible] the handling of such delinquent payments.

12. That the Mortgagor hereby assigns to the Mortgagee its rents, issues and profits [illegible] the mortgaged premises [illegible] the Mortgagor [illegible] should any part of the principal and interest [illegible] the Mortgagee [illegible] without notice or further process [illegible] collect said rents and profits and apply the same [illegible] than the rents and profits actually collected [illegible] make all rental payments direct to the Mortgagee [illegible] and should said premises or the rents and profits [illegible] Courts Court or to any Judge of the Court [illegible] ment of a receiver with authority to take possession [illegible] ing the cost of collection to the mortgage debt [illegible] collected.

13. That the Mortgagor at its option may require the Mortgagor [illegible] note secured hereby is fully paid, the following sums [illegible] equal to the premiums that will next become due and payable [illegible] hazard insurance covering the mortgaged property, plus taxes and assessments next due on the property [illegible] the Mortgagor less all sums already paid therefor, divided by the number of months [illegible] such premiums, taxes and assessments shall be due and payable, [illegible] taxes and special assessments. Should these payments so paid the amount [illegible] Mortgagor [illegible] such sums shall be in sufficient to make said payments when the same shall be due, the Mortgagor shall pay to the Mortgagee any amounts necessary to make up the deficiency. The Mortgagor [illegible] the date hereof Mortgagor [illegible] at its option apply the [illegible] these covenants [illegible] on the mortgage debt and the Mortgagee may at its option [illegible] terms of the note or the Mortgagee may pay such premiums and all [illegible] repay to Mortgagee such payments in accordance with interest at the [illegible] over the remaining portion of period.

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