

AND it is covenanted and agreed by and between the parties to these presents that the whole of said principal sum shall become due at the option of the said Mortgagee, its successors, legal representatives or assigns, after default in the payment of interest for thirty days or after default in the payment of any tax, assessment or water rate for sixty days after the same shall have become due and payable, or after default in the payment of any installment hereinbefore mentioned or immediately upon the actual or threatened demolition or removal of any building erected on said premises.

AND it is further covenanted and agreed that the whole of said principal sum and the interest shall become due, at the option of the said Mortgagee, upon failure of any owner of the above described premises to comply with the requirements of any Department of the City of _____ within thirty days after notice of such requirement shall have been given to the then owner of said premises by the said Mortgagee, or if the said premises are not maintained in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted, and within sixty days after notice by the mortgagee to the owner to repair said premises, the owner shall fail to put the said premises in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted. The Mortgagee shall be the sole judge as to what constitutes such state of repair or reasonable depreciation.

AND it is further covenanted and agreed by the said parties that if default be made in the payment of the indebtedness as herein provided or of any part thereof, the Mortgagee shall have the power to sell the premises herein described according to law; said premises may be sold in one parcel, any provisions of law to the contrary notwithstanding.

AND the said Mortgagor _____ further covenant _____ and agree _____ to keep the buildings on said premises constantly insured for the benefit of the Mortgagee, against loss by fire and tornado, in such manner and in such companies and for such amounts as may be satisfactory to the Mortgagee, until the debt hereby secured is fully paid. And will keep such policies constantly assigned or pledged to the Mortgagee and deliver renewals thereof to the said _____

_____ at its Office in _____, one week in advance of the same, marked "PAID" by the agent or company issuing the same. In the event the Mortgagor _____, _____ heirs, executors, administrators, successors or assigns, shall for any reason fail to keep the said premises so insured or fail to deliver the policies of insurance to the said Mortgagee, or fail to pay the premiums thereon, the Mortgagee, if it so elects, may have such insurance written and pay the premiums thereon, and any premiums so paid shall be secured by this mortgage, and repaid by the Mortgagor _____, _____ heirs, executors, administrators, successors or assigns, within ten days after payment by the Mortgagee. In default thereof, the whole principal sum and interest and insurance premium with interest on such sum paid for such insurance from the date of payment may be and shall become due and payable at the election of the said Mortgagee, its successors or assigns, anything herein to the contrary notwithstanding.

AND should the Mortgagee, by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of money for any damage by fire or tornado to the said building or buildings, such amount may be retained and applied by it toward the payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said Mortgagor _____, _____ successors, heirs or assigns, to enable such parties to repair said buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the Mortgagee, without affecting the lien of this mortgage for the full amount secured thereby before such damage by fire or tornado, or such payment over, took place.

AND it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law of the State of South Carolina deducting from the value of land, for the purpose of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee, without notice to any party, become immediately due and payable.

AND it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post office, station, or letter box, enclosed in a postpaid envelope addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage, or in default thereof, directed to said owner at said mortgaged premises, shall be sufficient notice and demand in any case arising under this instrument, and required by the provisions thereof or the requirements of the law.

AND it is further covenanted and agreed by said parties that in default of the payment by said Mortgagor _____ of all or any taxes, charges and assessments which may be imposed by law upon the said _____ mortgaged premises or any part thereof, it shall and may be lawful for the said Mortgagee, its successors, legal representatives and assigns, to pay the amount of such tax, charge or assessment with any expenses attending the same; and any amounts so paid, the Mortgagor _____

shall repay to the said Mortgagee, its _____ successors, legal representatives or assigns, on demand, with interest thereon, and the same shall be a lien on the said premises and be secured by the said bond and by these presents; and the whole amount hereby secured, if not then due, shall thereupon, if the said Mortgagee so elects, become due and payable forthwith. And the said Mortgagor _____ do _____ further covenant and agree that _____ will execute or procure any further necessary assurance of the title to said premises and will forever warrant said title.

AND the said Mortgagor _____ further covenant _____ and agree _____, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the covenants and agreements herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee, and the same shall be a lien on the said premises and be secured by this mortgage, and payment thereof enforced in the same manner as the principal obligation.

IN WITNESS WHEREOF, _____

Signed, sealed and delivered in the presence of _____

RENUNCIATION OF DOWER.

STATE OF SOUTH CAROLINA, }
County of _____ }

I, _____ do hereby certify unto all whom it may concern, that Mrs. _____ the wife of the within named _____ did this day appear before me, and upon being privately and separately examined by me, did declare that _____ do _____ freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named _____ successors and assigns, all _____ interest and estate, and also all _____ Right and Claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal, this _____ }
day of _____ A. D. 19 _____ }

Notary Public for South Carolina.

STATE OF _____ }
County of _____ } ss.:

Personally appeared before me _____ and made oath that he saw the above named _____ sign, seal and as _____ act and deed deliver the above written mortgage for the uses and purposes therein mentioned, and that he with _____ witnessed the due execution thereof.

SWORN to before me this _____ }
day of _____ A. D. 19 _____ }

Notary Public for South Carolina.

STATE OF _____ }
County of _____ } ss.:

Personally appeared before me _____ and made oath that he saw _____ as _____ sign, affix the corporate seal of the above named _____ and as the act and deed of said corporation deliver the above written mortgage, and that he with _____ witnessed the execution thereof.

SUBSCRIBED and sworn to before me, this _____ }
day of _____ A. D. 19 _____ }

Notary Public for South Carolina.