

2. It will at all times until payment of aforesaid principal sum insure the buildings on said premises against loss by fire and such other hazards as Mortgagee shall require in amounts, on policy forms and in companies satisfactory to Mortgagee. Loss, if any, shall be payable to Mortgagee, and if additional insurance is carried on the property all policies for same shall be delivered to Mortgagee with loss made payable to Mortgagee. In the event the insurable improvements on said real estate are destroyed or damaged by fire, Mortgagee shall have the right to apply the moneys collected from the insurance in payment of the debt secured hereby whether due or not.

3. That if Mortgagor shall fail to pay said taxes, municipal assessments or charges before the same become delinquent, or shall fail to procure and maintain said insurance, as herein agreed, Mortgagee may pay said taxes, municipal assessments and charges, and effect said insurance, and charge the sums so paid against Mortgagor and said premises; and the money so advanced for payment of such taxes, municipal assessments or charges, insurance or any charge of whatsoever nature on the property hereby conveyed shall be added to the mortgage debt, and the repayment thereof, with interest at the rate of six per cent (6%) per annum, shall be secured by this Mortgage and shall be forthwith due and payable; and Mortgagee shall be subrogated to all the rights of the person to whom such payments have been made.

4. Mortgagor hereby assigns to Mortgagee all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby. It is agreed that Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this Mortgage or in the Note secured hereby. If there is a default in any of the terms, conditions, or covenants of this Mortgage, or of the Note secured hereby, or in the event any tax or assessment is assessed within the State of South Carolina against the debt or Note secured hereby, or the interest in said premises of Mortgagee, or