TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, including all heating, plumbing and electrical factures, and any other equipator factures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties eto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns forever.

And I/we do hereby bind myself/ourselves Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns, from and against me/my or us/our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And it is hereby agreed that should the mortgagor desire to insure his life in order to protect his estate against liability for any unpaid belance which may be due hereunder at his death, and shall assign said policy to the mortgagor does hereby expressly authorize the mortgagor agreed that should the mortgagor desire to insure his life in order to protect his estate against liability for any unpaid belance which may be due hereunder at his death, and shall assign said policy or policies annually and to add such premiums advanced to the balance due on this mortgage, and the mortgagor agrees to repay said premiums in twelve equal monthly installments in addition to the monthly payments herein above set out with interest at the same rate as provided in this mortgage.

And I/we do hereby agree to insure the house and thildlings on said lot in a sum not less than the balance due on this mortgage, with the same amount of extended coverage insurance. In a company or companies acceptable to the mortgage, with the same amount of extended coverage insurance. In a company or companies acceptable to the mortgage, and to keep same insured from loss or damage by fire, windstorm, or other hazards, and do hereby assign said policy or policies of insurance to the said mortgagee, its successors and assigns; in the event of loss the mortgagor (s) hereunder shall give immediate notice thereof to the mortgage by egistered neal and in the event I/we should at any time fail to insure said premises, of pred to the premise thereon then the said mortgage, its successors and assigns, may cause the buildings to be insured in my/our manuel, and to hereby agreed that the amount herein stated shall, be disbursed to the mortgagor in periodic payments, as construction progresses, in accordance with the rules and regulations of the mortgagor in periodic payments, as construction progresses, in accordance with the rules and regulations of the mortgagor expressly warrants and represents that at the time of the execution of this instrument, all

hereby secured.

And I/we do hereby agree to pay all taxes and other public assessments against this property on or before the first day of January of each calendar year, and to exhibit the tax receipts at the offices of the FIRST FEDERAL SAYINGS AND LOAN ASSOCIATION OF GREENVILLE, immediately upon payment, until all amounts due under this mortage, have been paid in full, and should I/we fall to pay said taxes and other governmental assessments, the mortagege may, at its option, pay same and charge the amounts so paid to the mortagage, with interest.

der this mortgage, with interest.

And it is hereby agreed as a part of the consideration for the iloan herein secured, that the mortgager (s) shall keep the premises herein described in good repair, and should I/we fall; to do so, the mortgage, its successors, of assigns, may enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt and collect same under this mortgage, with interest.

And it is further agreed that I/we shall not further encumber the premises hereinabove described, nor allenate said premises by way of mortgage or deed of conveyance without consent; of the said Association, and should I/we do so said Association may, at its option, declare the debt due hereinner at once due and payable, and may institute any proceedings necessary to collect said debt.

And I/we do hereby assimilations and the said debt.

any proceedings necessary to collect said debt.

And I/we do hereby assign, set over and transfer unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns, all the rents and profits accruing from the premises hereinabove described, retaining however, the right to collect said rents so long as the payments herein set out are not more than thirty days in arrears, but if at any time any part of said debt, interest, fire insurance premiums on taxes shall be past due and unpaid, said mortgagee may (provided the premises herein described are occupied by a tenant or tenants) without notice or further proceedings take over the 'property herein described and collect said 'rents and profits and apply the same to the payment of taxes, fire insurance interest, and principal without liability to account for anything more than the rents and profits actually collected less the cost of collection, and should said premises be occupied by the mortgager (s) herein, and the payments herein above set out become past due and unpaid then I/we do hereby agree that said mortgages; its successors and assigns, may, apply to any Judge of the Circuit