TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, beconsidered 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 assigns, and every person whomseever lawfully claiming or to claim the same or any part thereof.

GREENVILLE, its successors and assigns, from and against me/my or is/our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim its being any input thereof.

And it is hereby agreed that should the mortgagor desire to insure his life in order to protect his estate against gagee, the mortgagor does hereby expressly authorize the mortgage to advance premiums upon said policy to the mortgagor hereby expressly authorize the mortgage, and the mortgagor agrees to reannually and to add such premiums advanced to the balance due on this mortgage, and the mortgagor agrees to rewith interest at the same rate as provided in this mortgage, and the mortgagor agrees to rewith interest at the same rate as provided in this mortgage.

And I/we do hereby agree to insure the house and buildings 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 company exceptable 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 mortgage, its successors and assigns; in the event of loss the live should at any time fall to insure said premises, or pay the premiums thereon, then the said mortgagee, its green and assigns, may cause the buildings to be insured in my/our name(s), and reimburse itself for the mortgaged premises, it is understood and agreed that the amount herein stated shall be disbursed to the mortgagor premises, 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 bills for labor and/or materials heretofore incurred in the construction of such building have either been paid in full, or will be paid out of the first disbursement to be made hereunder. A failure on the part of the mortgagor promises, complete such buildings under construction hereon, without

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 SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, immediately upon payment, until all amounts due under this mortmortagee may, at its option, pay same and charge the amounts so paid to the mortgage may, at its option, pay same and charge the amounts so paid to the mortgage debt gand collect same under this mortgage, with interest.

And it is hereby agreed as a part of the consideration for the loan 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, or 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 so said Association may, at its option, declare the debt due hereunder at once due and payable, and may institute any proceedings necessary to collect said debt.

And I/we do hereby assign as a variable and the said said association, and should I/we do leave the debt due hereunder at once due and payable, and may institute

any proceedings necessary to collect said debt.

And Iwe 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 heremore than thirty days in arrears, but if at any time any part of said debt, interest, fire insurance premiums or 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 premises be occupied by the mortgagor(s) herein and the payments herein above set out become past due and unpaid then I/we do hereby agree that said mortgagee, its successors and assigns, may apply to any Judge of the Circuit