premises are free and clear of all liens and enoundersuces with every. The Mortgagor further coverants to warrant and foreyer defend all and singular the premises into the Mortgagor forever from and against the Mortgagor and all persons whomsoever lawfully daiming the same or any part thereof. The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the delt in whole, or in an amount equal to one or more monthly paying the on the principal that are next due on the note, on the first day of any month prior to maturity; provided, hopper, that written notice of an intantion to exercise such privilege is given at least thirty (80) days prior to prepayment; and provided, further, that in the event the debt is paid in full prior to maturity and at that time it is insured ender the provisions of the National Housing Act, he will pay to the Mortgages and naurape premium charge of one per centum (1%) of the original principal smount thereof, except that in no event shall the adjusted premium exceed the aggregate amount of premium charges which would have been payable if the mortgage had continued to be insured until maturity; such payment to be applied by the Mortgages upon its obligation to the Federal Housing Commissioner on account of mortgage insurance.

2. That, together with, and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Morigages, on the first day of each month until the said note is fully paid, the following sums:

the said note is fully paid, the following sums:

(a) If this mortgage and the note secured hereby are insured under the provisions of the National Housing Act and so long as they continue to be so insured, one twelfth (1/12) of the annual mortgage insurance premium for the purpose of putting the Mortgages in funds with which to discharge its obligation to the Federal Housing Commissioner for morgage insurance premiums pursuant to the applicable provisions of the National Housing Act, as amended, and regulations thereunder. The Mortgages shall, on the termination of its obligation to pay mortgage insurance premiums, credit to the account of the Mortgagor all payments made under the provisions of this subsection which the Mortgages has not become obligated to pay to the Federal Housing Commissioner. to the Federal Housing Commissioner.

(b) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property. plus taxes and assessments next due on the mortgaged property. (all as estimated by the Mortplus taxes and assessments next due on the impressed property can be seen as gagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes, and assessments will become delinquent, such sums to be held by Mortgagee in trust to bay said ground rents, pre-

miums, taxes, and special assessments.

(c) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a single payment to be applied by the Mortgagoe to the following items in the order set forth:

(1) premium charges under the contract of insurance with the Federal Housing Commissioner;

(II) taxes, special assessments, fire and other hazard insurance premiums;

(III) interest on the note secured hereby; and

(III) interest on the note secured noreby; and
(IV) amortization of the principal of said note.

Any deficiency in the amount of such aggregate monthly payment, shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgage may collect a "late charge" not to exceed two cents (2s) for each dollar (\$1) of each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

8. If the total of the payments made by the Mortgagor under (b) of parsgraph 2 preceding shall exceed the amount of payments actually made by the Mortgagoe for taxes or assessments or insurance premiums, as the case may be, such excess shall be credited by the Mortgagoe on subsequent payments to be made by the Mortgagor. If, however, the monthly payments made by the Mortgagor under (b) of paragraph 2 preceding shall not be sufficient to pay taxes and assessments and insurance premiums, when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagoe any amount necessary to make up the deficiency, on or before the date when payment of such taxes, assessments or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagoe, in accordance with the provisions of the note secured hereby, full 'payment of the entire indebtedness represented thereby, the Mortgagoe shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor all payments made under the provisions of (a) of paragraph 2 hereof which the Mortgagoe has not become obligated to pay to the Federal Housing Commissioner, and any balance remaining in Mortgagor all payments made under the provisions of (a) of paragraph 2 hereof which the Mortgagee has not become obligated to pay to the Federal Housing Commissioner, and any balance remaining in the funds accumulated under the provisions of (b) of paragraph 2 hereof. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the property is otherwise acquired after default, the Mortgagee shall apply at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance (the balance time of such proceedings, or at the time the property is otherwise acquired, the balance of the remaining in the funds accumulated under (b) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under the note secured thereby, and shall properly addust any payments which shall have been made under (d) of paragraph 2.

4. That he will pay all textes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbedores and in default thereof the Mortgages may pay the same; and that he will promptly deliver the official receipts therefor to the Mortgage may pay the same; and that he will promptly deliver the official receipts therefor to the Mortgage for taxes, assessments, or the like the Mortgage may pay the same; and all signes to paid shall be accured hereby from the date of such advance and shall be accured by this mortgage.

o. That he will keep the premises in at good price and condition settley are now and will not commit or permit any waste themed, seasonable your find test excepted. Afate of South Carolina, assignment

You value received, a bought wilson of Co. hereby assigns,
thousefers and sets over to the Penn Mutual Life Insurance
company the Within mark age and the rate which the owne
secures, without rescurse. Out this 2: flugger Sept. 1961

In Presence d:
Donothy mad millan

James Loga Parker

And Cast. See. Orsignment herorded sept 21, 176/ at 3:43 Pm. # 76 18