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 ment 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, 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.

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 balance which may be due hereunder at his death, and shall assign said policy to the mortgage, the mortgagor does hereby expressly authorize the mortgage to advance premiums upon said policy or policies annually and to add such premiums advanced to the balance due on this 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 repay said premiums in twelve equal monthly installments in addition to the monthly payments herein above set out pay said premiums are as provided in this mortgage.

And I/we do becalve agree to insure the house and buildings on said lot in a sum not less than the balance due

with 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 companies acceptable to the mortgage, and to keep same insured from loss or damage by fire, windstorm, or other hazards, and do hereby the mortgage, and to keep same insured from loss or damage by fire, windstorm, or other hazards, and do hereby the mortgage, or objects of insurance to the said mortgage, its successors and assigns; in the event of loss the assign said policy or policies of insurance to the said mortgage by registered mail and in the event mortgage of should at any time fail to insure said premises, or pay the premiums thereon, then the said mortgage, its likely of the successors and assigns, may cause the buildings to be insured in my/our name(s), and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest.

If this mortgage is given for the purpose of financing the construction of a dwelling or other building on the

premiums and expense of such insurance under this mortgage, with interest.

If this mortgage is given for the purpose of financing the construction of a dwelling or other building on the mortgaged premises, it is understood and agreed that the amount herein stated shall be disbursed to the mertgagor in periodic payments, as construction progresses, in accordance with the rules and regulations of the mortgager explicable to construction loans; and the mortgagor hereby agrees to all such rules and regulations. The mortgager explicable to construction loans; and the mortgagor hereby agrees to all such rules and regulations. The mortgager explicable to construction loans; and the mortgagor hereby agrees to all such rules and regulations. The mortgager explicable to construction in the construction of the secution 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 materials heretofore incurred in the construction of such building have either been paid in full, or will be paid out materials heretofore incurred in the construction of such building have either been paid in full, or will be paid out materials heretofore incurred in the construction the construction thereon, or a discontinuance of all work thereon for a space of more than three weeks, without good cause shown, will entitle the mortgage to take possession of the mortgaged premises, complete the building out good cause shown, will entitle the mortgage to take possession of the mortgaged premises, complete the building or buildings under construction thereon, without liability to the mortgager, and institute foreclosure proceedings or buildings under construction thereon, without liability to the mortgager, and institute foreclosure proceedings or buildings under construction thereon, without liability to the mortgager, and institute foreclosure proceedings or buildings under construction thereon, without liability to the mortgager, and institut

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 day of January of each calendar year, and to exhibit the tax receipts at the offices of the FIRST FEDERAL SAVINGS day of January of each calendar year, and to exhibit the tax receipts at the offices of the FIRST FEDERAL SAVINGS day of January of each calendar year, and to exhibit the tax receipts at the offices of the FIRST FEDERAL SAVINGS day of January of each calendar year, and to exhibit the tax receipts at the offices of the FIRST FEDERAL SAVINGS day of January of each calendar year. Savings day of January of each calendar year, and to exhibit the property of the consideration for the last housing secured.

der this mortgage, with interest.

And it is hereby agreed as a part of the consideration for the loan herein secured, that the mortgagor(s) shall keep the premises herein described in good repair, and should I/we fail to do so, the mortgage, its successors, or easigns, may enter upon said premises, make whatever repairs are necessary, and charge the expenses for such reasigns 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 alienate And it is further agreed that I/we shall not further encumber the premises hereinabove described, and should I/we do said premises by way of mortgage or deed of conveyance without consent of the said Association, and should I/we do 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 assists, set ever and transfer unto the said FIRST FEDERAL SAVINGS AND IOAN ASSOLATION.

any proceedings necessary to collect said debt.

And I/we do hereby assign, set ever 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 herein set out are not inabove 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 or taxes shall be past due and unpaid, said mortgages may (provided the premises herein described and collect said rents to trenants) without notice or further proceedings, take over the property herein described and collect said rents or tenants) without notice or further proceedings, take over the property herein described and principal without liability to 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 account for anything more than the rents and profits actually collected, less the cost of collection, and should said premises be occupied by the mortgagor(s) herein, and the payments have set out become past due and unpaid premises be occupied by the mortgagor(s) herein, and the payments have 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