

law in lieu thereof. A default under this Security Agreement shall constitute a default under this Mortgage.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said The South Carolina National Bank, its successors and assigns forever.

AND the said Mortgagor, Ewing-Hungiville Realty and Construction, Inc., does hereby bind itself and its successors to warrant and defend all and singular the said premises unto the said The South Carolina National Bank, its successors and assigns, from and against itself and its successors and assigns, and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof. The Mortgagor, Ewing-Hungiville Realty and Construction, Inc., warrants that it is seized of said premises in fee and has the right to convey the same in fee simple and that the same is free and clear of encumbrances.

AND IT IS AGREED that the Mortgagor, its successors and assigns, shall keep the building and equipment erected or placed upon the said premises insured against loss or damage by fire and such other hazards or risks as may be required by Mortgagee, such insurance to be in such insurance company or companies as said Mortgagee may approve, and to deliver to said Mortgagee, as additional security hereto, the policies of such insurance and of any additional insurance which shall be taken out upon such building and equipment while any part of the indebtedness aforesaid shall remain unpaid, having attached to said policies such mortgage indemnity clause as said Mortgagee shall direct. Renewals of such policies shall be so delivered at least ten (10) days before any such insurance shall expire. Any proceeds for loss or damage which may become payable under any such policies may be applied by said Mortgagee, at its