

together with all and singular the buildings and improvements thereon and the rights, members, hereditaments and appurtenances to the same belonging or in any wise appertaining; all the rents, issues and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues and profits until default hereunder); and all fixtures now or hereafter attached to or used in connection with the said premises hereinabove described.

TO HAVE AND TO HOLD all and singular the said premises and property unto the Mortgagee, its successors and assigns, forever.

And the Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute; and that it has good right and lawful authority to sell, convey or encumber the same; that the said premises are free and clear of all liens and encumbrances whatsoever, except 1st Real Estate Mortgage to First Federal Saving and Loan of Greenville, S. C., and the Mortgagor further covenants to warrant and forever defend all and singular the premises as herein conveyed unto the Mortgagee forever from and against the Mortgagor and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1. The Mortgagor will promptly pay the principal of and the interest on the indebtedness evidenced by the said Promissory Note hereinabove described, at the times and in the manner therein provided.
2. The Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions on the premises; and if the Mortgagor fails to make any such payments, the Mortgagee may pay the same and all sums so paid shall bear interest at the rate of 8% per annum from the date of such payment and shall be secured by this mortgage.
3. The Mortgagor will continuously maintain fire and extended coverage insurance on all of the buildings, improvements and fixtures covered by this mortgage in an amount equal to the full insurable value thereof, and the Mortgagor shall pay promptly when due all premiums for such insurance. All such insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and shall have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. And if the Mortgagor fails to maintain and pay for such insurance, the Mortgagee may obtain and pay for the same and all sums so paid shall bear interest at the rate of 8% per annum from the date of each payment and shall be secured by this mortgage.
4. The lien of this mortgage shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.