TO HAVE AND TO HOLD [illegible]
forever.

The Mortgagor covenants [illegible]
absolute, that he has good right [illegible]
ises are free and clear of all [illegible]
forever defend all and singular the [illegible]
all persons whomsoever lawfully [illegible]

The Mortgagor covenants and agrees [illegible]

1. That he will promptly pay the principal [illegible]
at the times and in the manner therein provided [illegible]

2. That this mortgage shall secure the [illegible]
option of the Mortgagee, for the payment of [illegible]
purposes pursuant to the covenants hereof, and [illegible]
be made hereafter to the Mortgagor by the Mortgagee [illegible]
due to the Mortgagee by the Mortgagor at any time hereafter [illegible]
at the same rate as the Mortgage debt and shall be payable [illegible]
vided in writing; and the lien of this mortgage [illegible]
rights of the holder of any intervening lien or [illegible]

3. Without affecting the liability of any person [illegible]
hereby, and without affecting the rights of the Mortgagee [illegible]
in writing, the Mortgagee may at any time, without notice [illegible]
or otherwise altering the terms of payment of the indebtedness [illegible]

4. That he will keep the improvements now [illegible]
as may be required from time to time by the Mortgagee against [illegible]
contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly
when due, any premiums on such insurance provision for payment of which has not been made hereinbefore. All
insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall
be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to
the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make
proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized
and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee
jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the
reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event
of foreclosure of this mortgage or other transfer of title to the Mortgaged property in extinguishment of the
indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then
in force shall pass to the purchaser or grantee.

5. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in
good repair, and, in the case of a construction loan, that he will continue construction until completion without
interruption, and should he fail to do so, the Mortgagee may, at its option, either upon said premises, make what-
ever repairs are necessary, including the completion of any construction work underway, and charge the expenses
for such repairs or the completion of such construction to the mortgage debt.

6. That the Mortgagee may require the maker, co-maker or endorser of any indebtedness secured hereby to
carry life insurance upon himself in a sum sufficient to pay all sums secured by this mortgage, designating the
Mortgagee as beneficiary thereof, and, upon failure of the Mortgagor to pay the premiums therefor, the Mort-
gagee may, at its option, pay said premiums, and all sums so advanced by the Mortgagee shall become a part
of mortgage debt.

7. 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 Mortgagee, on the first day of each month, until the indebted-
ness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insur-
ance premiums, as estimated by the Mortgagee, and, on the failure of the Mortgagor to pay all taxes, insurance
premiums and public assessments, the Mortgagee may at its option, pay said items and charge all advances there-
for to the mortgage debt. These monthly escrow payments will not bear interest to the mortgagor(s).

8. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any de-
fault hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall
have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and
expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents,
issues, and profits, toward the payment of the debt secured hereby.

9. That, at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mort-
gagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any
manner whatsoever other than by death of the Mortgagor, or, in the case of a construction loan, if the Mortgagor
shall permit work on the project to become and remain interrupted for a period of fifteen (15) days without the
written consent of the Mortgagee.

10. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default
under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mort-
gagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby,
that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a
default in any of the terms, conditions or covenants of this mortgage or of the note secured hereby, then, at the
option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due
and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure
of this mortgage, or should the Mortgagee become a party to any suit involving this Mortgage or the title to the
premises described herein, or should the debt secured hereby, or any part thereof, be placed in the hands of an
attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee and a reason-
able attorney's fee, shall thereupon become due and payable immediately on demand, at the option of the
Mortgagee, as a part of the debt secured thereby, and may be recovered and collected hereunder.