

the lien of this mortgage, the mortgagee shall be saved harmless and shall be reimbursed by the mortgagor for any amounts paid, including all reasonable costs, charges and attorney's fees incurred in any such suit or proceeding, and the same shall be secured by this mortgage and its payment enforced as if it were a part of the original debt.

It is specifically agreed that the parties hereto shall in no event be deemed to have contracted for a greater rate of interest than the maximum rate permissible under the laws of the State of South Carolina. Should a greater amount be collected it shall be construed as a mutual mistake of the parties and the excess shall be returned to the party paying same.

The Mortgagee may collect a "late charge" not to exceed four cents (\$.04) for each dollar (\$1) of each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

The Mortgagor, in order to more fully protect the security of this mortgage, agrees that in addition to the monthly payments of principal and interest under the terms of the note hereby secured, it will pay on the first day of each month, or on the due date of monthly payments of principal, to the mortgagee or to its duly authorized agent a sum equal to one-twelfth of the known or estimated (by the mortgagee) yearly taxes, assessments and insurance premiums on or against the mortgaged premises. The Mortgagee shall hold such payments, without obligation to pay interest thereon, and shall apply the same to the payment of taxes, assessments and insurance premiums as and when due. If the total of such monthly payments shall exceed the amount needed, the excess shall be held for future needs; but, should such monthly payments at any time fail to provide sufficient funds to pay taxes, assessments and insurance premiums when due, then the mortgagor shall, upon demand, pay to the mortgagee the amount necessary to cover the deficiency. When the mortgagor shall have paid the note, secured by this mortgage, the mortgagee shall refund to the mortgagor any excess funds accumulated hereunder. In the event of a foreclosure sale of the mortgaged premises, the mortgagee may apply any balance remaining of the funds accumulated for the above purposes to the payment of the said note.

It is the intent of the mortgagor and the mortgagee that this instrument shall constitute a security agreement as to all fixtures, equipment and other articles of personal property now owned by the mortgagor and located upon the real property described herein or hereafter acquired by the mortgagor and located thereon and used in connection with the operation and maintenance of said real property.

PROVIDED, ALWAYS, and it is the true, intent and meaning of the parties to these presents, that when the said mortgagor or its assigns shall pay, or cause to be paid unto the mortgagee its certain attorneys, successors or assigns, the said debt, with interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee its successors or assigns according to the conditions and agreements of the said note and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage and the conditions thereunder written, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED by and between the parties that the said mortgagor or its assigns are to hold and enjoy the said premises until default of payment or otherwise.

The covenants, terms and conditions herein contained shall bind, and the benefits and powers shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used herein, the singular number shall include the plural, the plural the singular.