**TOGETHER** with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any way incident or appertaining, including all built in stoves and refrigerators, heating and cooling equipment, electrical fixtures, wall to wall carpeting, screens and gates, and any other equipment 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 shall be considered a part of the realty.

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

The Mortgagor represents and warrants that said Mortgagor is seized of the above described premises in fee simple absolute, that the above described premises are free and clear of all liens or other encumbrances, that the Mortgagor is lawfully empowered to convey or encumber the same, and that the Mortgagor will forever defend the said premises unto the Mortgagee its successors and assigns from and against the Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

**THE MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:**

1. That the Mortgagor will promptly pay the principal and interest on the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

2. That this mortgage will secure the Mortgagee for any additional sums which may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, or public assessments, hazard insurance premiums, repairs or other such purposes pursuant to the provisions of this mortgage, and also for any loans or advances that may hereafter be made by the Mortgagee to the Mortgagor under the authority of Sec. 45-55, 1962 Code of Laws of South Carolina as amended or similar statutes, and all sums so advanced shall bear interest at the same rate or rates as that provided in said note, unless otherwise agreed upon by the parties and shall be payable at the demand of the Mortgagee, unless otherwise provided in writing.

3. That Mortgagor will keep the improvements on the mortgaged premises, whether now existing or hereafter to be erected, insured against loss by fire, windstorm and other hazards in a sum not less than the balance due hereunder at any time, in a company or companies acceptable to the Mortgagee, and Mortgagor does hereby assign the policy or policies of insurance to the Mortgagee and agrees that all such policies shall be held by the Mortgagee should it so require, and shall include loss payable clauses in favor of the Mortgagee, and in the event of loss, Mortgagor will give immediate notice thereof to the Mortgagee who may make proof of loss if not made promptly by Mortgagor, and should the Mortgagor at any time fail to keep said premises insured or fail to pay the premiums for such insurance, then the Mortgagee may cause such improvements to be insured in the name of the Mortgagor and reimburse itself for the cost of such insurance with interest as hereinabove provided.

4. That the Mortgagor will keep all improvements upon the mortgaged premises in good repair and should Mortgagor fail to do so, the Mortgagee may, at its option, enter upon said premises and make all such repairs as may be necessary, and the expense for such repairs to the mortgaged premises shall become part of the mortgage debt and bear the same interest as herein provided.

5. That the Mortgagee may at any time require the assignment and transfer of any mortgage upon the land of any person obligated under the indebtedness secured hereby in a sum sufficient to pay the mortgage debt with the Mortgagee as beneficiary, and if the premiums are not otherwise paid, the Mortgagee may pay said premiums and the amount so paid shall become a part of the mortgage debt.

6. That Mortgagor agrees to pay all taxes and assessments levied on the mortgaged premises on or before the last date fixed for payment without penalty, the same shall be a lien on the Mortgaged premises and should the Mortgagor fail to pay said taxes and assessments when due, the Mortgagee may pay the same and charge the amount so paid to the mortgage debt and collect the same under the terms of this mortgage with interest as herein provided.

7. That if the mortgaged premises is a construction loan, the Mortgagee agrees that the principal amount of the indebtedness hereby secured shall be disbursed by the Mortgagee periodically as the work shall progress, in accordance with the terms and conditions of a separate Loan Agreement which is separately executed by the parties of even date herewith and incorporated herein by reference.

8. That the Mortgagee shall [illegible] the Mortgagor, and [illegible] the Mortgagee [illegible] deemed to be [illegible] indebtedness.

9. That should the Mortgagee [illegible] the mortgaged premises [illegible] insurance and the [illegible] mortgage [illegible] the Mortgagee shall [illegible] with the Association in [illegible] the [illegible] the Association in processing the [illegible] the Association [illegible] have the interest rate [illegible] to the maximum [illegible] interest rate as may [illegible] the Association [illegible] the Mortgagee [illegible] the within [illegible] and possible and may [illegible]

10. That should the Mortgagee [illegible] and the same shall be [illegible] laws or the charter of the Mortgagee [illegible] Mortgagor has last known [illegible] within the [illegible] the loan or [illegible] or a lower [illegible]

11. [illegible]

12. [illegible]

13. [illegible]

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