

to be a lien in priority to all other liens and encumbrances on the premises, except such as are shown to be in priority to this mortgage.

THE SAID MORTGAGEE SHALL HOLD AND ENJOY THE PREMISES SUBJECT TO THE SAID THE CITIZENS AND SAVINGS NATIONAL BANK OF SOUTH CAROLINA, INC. AS MORTGAGEE AND AS AGRANTOR.

THE SAID MORTGAGEE SHALL HOLD AND ENJOY THE PREMISES SUBJECT TO THE SAID THE CITIZENS AND SAVINGS NATIONAL BANK OF SOUTH CAROLINA, INC. AS MORTGAGEE AND AS AGRANTOR, AND SHALL HOLD AND ENJOY THE PREMISES SUBJECT TO THE SAID THE CITIZENS AND SAVINGS NATIONAL BANK OF SOUTH CAROLINA, INC. AS MORTGAGEE AND AS AGRANTOR, AND SHALL HOLD AND ENJOY THE PREMISES SUBJECT TO THE SAID THE CITIZENS AND SAVINGS NATIONAL BANK OF SOUTH CAROLINA, INC. AS MORTGAGEE AND AS AGRANTOR.

AND ALL OTHERS WHOEVER LAWFULLY CLAIMING OR TO CLAIM IN THE SAME OR ANY PART THEREOF AND HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS EQUIPMENT WITH THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS THAT AT AND UNTIL THE PAYMENT OF THESE PRESENTS I WAS AND I SEVERED OF THE ABOVE DESCRIBED PREMISES AS AGRANTOR AND INDEFEASIBLE STATE IN FEE SIMPLE AND I HAVE GOOD TITLE TO THE SAID PREMISES AND I HAVE THE SAME AND THAT THE SAME ARE FREE FROM ALL ENCUMBRANCES AND LIENS WHATSOEVER.

AND IT IS AGREED BY AND BETWEEN THE SAID PARTIES:

1. The mortgagor will pay said Note or obligation as herein and in said Note or obligation provided and agrees that principal interest and past due principal shall draw interest at the rate of (5) percent per annum or five percent at the maximum legal rate in South Carolina.

2. Before they become delinquent, the mortgagor will pay all taxes, assessments and charges of every character which are now due or which may hereafter become due on said premises, including all taxes assessed in the State in which the mortgaged premises are situated against the mortgagor or its assigns on this instrument or the same, or which are levied or adjudged to said Note, provided the amount of such latter taxes with the interest on the sum thereof, shall not exceed the maximum permitted by law, but if it does, the excess is to be paid by the mortgagor and will immediately deliver to the mortgagee, its successors or assigns, at its office, for its use, for the same, for and if not paid the mortgagor may pay such taxes, assessments and charges of what amount, amount and validity thereof the receipt of the proper officer shall be conclusive evidence, and any amount so paid shall be due and payable immediately on demand at the option of the mortgagee with interest at eight (8%) per cent per annum and shall be secured by this instrument.

3. The mortgagor will keep the buildings on said premises insured against loss by fire with the policy or policies of insurance to provide for extended coverage in companies and amounts satisfactory to and with a mortgage clause making payments for loss under all policies of insurance covering the premises payable to the mortgagee and to be for the benefit of the mortgagee. Payment to the mortgagee and renewals thereof at least seven days before the expiration of the policy or policies. In default thereof, the mortgagee may effect such insurance and the amount so paid shall be due and payable immediately on demand at the option of the mortgagee with interest at eight (8%) per cent per annum and shall be secured by this instrument. At the option of the mortgagee, the proceeds of loss under any policy, whether endorsed payable to the mortgagee or not, may be applied in payment of the principal, interest or any other sum secured by this instrument, whether due or not, or to the redemption or replacement of any building on said premises without in any way affecting the lien of this instrument or the obligation of the mortgagor or any other person for payment of the indebtedness hereby secured, whether such mortgagee be the then owner of said premises or not.

4. Such expenses and fees as may be incurred in the protection of said premises and the maintenance of the lien of this instrument, including the fees of any attorney employed by the mortgagee in any litigation or proceeding affecting said premises, shall be paid by the mortgagor and secured by this instrument. And it is further agreed that in case the debt secured by this mortgage or any part thereof is collected by suit or action, or this mortgage be foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure, the said mortgagor shall be responsible with all costs of collection, including a reasonable attorney's fee of not less than fifteen (15%) per cent of the principal and interest on the amount involved, which shall be due and payable at once, which charges and fees together with all costs and expenses are hereby secured and may be recovered in any suit or action thereon or hereunder.

5. The mortgagor will not assign the rent or any part of the rent of said premises nor demolish or remove any building without the written consent of the mortgagee.

6. In the event of the passage after the date of this instrument of any law of the State in which the mortgaged premises are situated deducting from the value of the land for the purposes of taxation any lien thereon, or providing or changing in any way the laws now in force for the taxation of mortgages or debts secured thereby, for state or local purposes or the manner of the collection of any such taxes so as to affect the interest of the mortgagee, the whole sum secured by this instrument with interest thereon, at the option of the mortgagee shall immediately become due, payable and collectible without notice.

7. In the event of default in the payment of the indebtedness hereby secured or any part thereof or in any of the covenants or conditions of this mortgage at the option of the mortgagee without notice, notice of the exercise of such option hereby expressly waived, the entire indebtedness secured by this instrument shall immediately become due, payable and collectible and the mortgagee shall have power to sell said premises according to law and this mortgage may be foreclosed and the mortgagee shall be entitled to the immediate appointment of a receiver without notice for the collection of the rents of said premises during the pendency of such foreclosure and the rents and profits of the premises falling due after default are hereby assigned to the mortgagee as security for the payment of such indebtedness.

8. That no portion of the said premises shall be used for any unlawful purpose.

9. The mortgagor will keep and maintain said premises and every part thereof with buildings, fixtures and machinery and appurtenances in thorough repair and condition and from time to time make all needful and proper replacements so that said buildings, fixtures, machinery and appurtenances will at all times be in good condition, fit and proper for the respective purposes for which they were originally erected or installed.

10. In the event of default in the payment of the indebtedness hereby secured, or any part thereof, or in the performance of any of the covenants or conditions of this mortgage, in addition to any other rights

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