TO HAVE AND HOLD [illegible]

The Mortgagor [illegible]

The Mortgagor [illegible]

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

2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter at the option of the Mortgagee for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein and [illegible] such advances or credits that may be made hereafter to the Mortgagor by the Mortgagee and that all sums so advanced shall bear interest at the same rate as the Mortgage debt [illegible] shall be payable on demand of the Mortgagee, unless otherwise provided in writing.

3. That he will keep or permit the Mortgagee to keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards in such amounts as may be required by the Mortgagee and in companies acceptable to it, and that he does hereby assign to the Mortgagee all such policies and the proceeds thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee, and in the event of loss he will promptly give notice thereof to the Mortgagee, and the Mortgagee may at its option apply the proceeds of the insurance to the mortgage indebtedness or to the restoration or repair of the property damaged.

4. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair, and in the case of any loss for construction that he will continue construction until the completion thereof without interruption, and should he fail to do so the Mortgagee may, at its option, enter upon said premises, make whatever repairs or improvements, 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.

5. That the Mortgagee may require the mortgagor under an escrow of any indebtedness secured hereby to keep the premises insured in an amount sufficient to pay the sums secured by this mortgage, designating the Mortgagee as beneficiary thereof and assign the same, and, upon failure of the Mortgagor to pay the premiums thereon, the Mortgagee may, at its option, pay said premiums, and all sums so advanced by the Mortgagee shall become a part of the mortgage debt.

6. 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 indebtedness secured hereby is paid in full an amount equal to one twelfth of the annual taxes, public assessments and insurance premiums next maturing 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 thereon to the mortgage debt.

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed to take possession of the premises and collect the rents, after deducting all charges and expenses attendant to such proceedings, including reasonable attorney's fees, and shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

8. That at the option of the Mortgagee the entire debt shall become due and payable forthwith if the Mortgagor shall convey, sell, contract to sell, encumber or dispose of the property hereby conveyed or any other property in any manner whatsoever without the consent of the Mortgagee.

9. 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 Mortgagor 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 it shall 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 reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured thereby, and may be recovered and collected hereunder.

10. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and seal this 21st day of July, 1975.

Signed, sealed, and delivered
in the presence of:

Glenda C. Bufue
Claude P. Hudson

James H. Styron Jr. (SEAL)
Virginia M. Styron (SEAL)
(SEAL)
(SEAL)

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