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TOGETHER with all and singular the rights, members, benefits, interests, and appurtenances to the same in any way incident or appertaining, such that all built-in stoves and refrigerators, heating, air conditioning, plumbing, electrical fixtures, wall to wall carpeting, fences and gates, and any other equipment or fixtures now or hereafter attached to or affixed to or fitted in any manner, it being the intention of the parties hereto that all such fixtures, and equipment, other than fixtures and equipment, to consist of 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 grant 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, royalties 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 Secs. 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 for a sum not less than the balance due hereunder at any time and 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 clause in favor of the Mortgagee, and in the event of loss, Mortgagor will give immediate notice thereof to the Mortgagee by registered mail. If 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 Mortgagee 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 whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt and collect the same under this mortgage, with interest as hereinabove provided.
5. That the Mortgagee may at any time require the assignee and beneficiary of insurance upon the life of any person obligated under the within mortgage secured hereby in a written instrument 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 any amount so paid shall become a part of the mortgage debt.
6. That Mortgagor agrees to pay all taxes and other public assessments levied against the mortgaged premises on or before the dates thereof and to exhibit the receipts therefor at the offices of the Mortgagee immediately upon payment, and should the Mortgagor fail to pay such taxes and assessments when the same shall fall due, the Mortgagee may, at its option, pay the same and charge the amounts so paid to the mortgage debt and collect the same under this mortgage, with interest as above provided.
7. That if this mortgage secures a construction loan, the Mortgagor agrees that the principal amount of the indebtedness hereby secured shall be disbursed to the Mortgagee for the payments, as required, to the progress, in accordance with the terms and conditions of a Construction Loan Agreement which is separately executed but is hereby a part of this mortgage and incorporated herein by reference.
8. That the Mortgagee will not gather or collect the proceeds of any sale described within the prior consent of the Mortgagee, and should the Mortgagee sell or otherwise dispose of the premises, the Mortgagee may, at its option, declare the indebtedness hereby secured to be immediately due and payable, and may institute any proceedings necessary to collect said indebtedness.
9. That should the Mortgagee designate the mortgaged premises by Contract Sale, Deed of Conveyance and the within mortgage debt be less than the full amount of the mortgage debt, the Mortgagee or his purchaser shall be required to file with the Association an application for assumption of the mortgage indebtedness, pay the reasonable fee as required by the Association for processing the assumption, furnish the Association with a copy of the Contract of Sale, Deed of Conveyance or Deed of Conveyance, and have the interest rate on the loan due existing at the time of transfer modified by increasing the interest rate on the said loan balance to the maximum rate permitted to be charged at that time by applicable South Carolina law, or a lesser increase in interest rate as may be determined by the Association. The Association will notify the Mortgagee of the purchaser of the new interest rate, and monthly payments on the loan shall be made as provided in the Contract of Sale, Deed of Conveyance or Deed of Conveyance, and the provisions of the within mortgage shall apply to the mortgage debt, and should the Mortgagee or its purchaser fail to comply with the provisions of the within paragraph, the Mortgagee, at its option, may declare the indebtedness hereby secured to be immediately due and payable and may institute any proceedings necessary to collect said indebtedness.
10. That should the Mortgagee fail to make payments of principal and interest on the premises as aforesaid, and the same shall be unpaid for a period of thirty (30) days, the Mortgagee shall have the right to apply with or without notice by law or the charter of the Mortgagee, or any stipulations contained in this mortgage, the Mortgagee, at its option, may declare the mortgage debt to be immediately due and payable, and should the Mortgagee fail to do so, the Mortgagee may, at its option, declare the mortgage debt to be immediately due and payable, and may institute any proceedings necessary to collect said indebtedness.
11. That should the Mortgagee fail to make payments of principal and interest on the premises as aforesaid, and should any monthly installment become past due for a period of thirty (30) days, the Mortgagee may, at its option, declare the mortgage debt to be immediately due and payable, and may institute any proceedings necessary to collect said indebtedness.
12. That the Mortgagee hereby assigns to the Mortgagee, its successors and assigns, all the rents, issues and profits accruing from the mortgaged premises, not to the extent of the principal and interest on the mortgage debt, but to the extent of the principal and interest on the mortgage debt, and should any part of the principal and interest on the mortgage debt be unpaid, the Mortgagee may, without notice or further proceedings, take any and all actions which may be necessary to collect the same, and should the Mortgagee fail to do so, the Mortgagee may, at its option, declare the mortgage debt to be immediately due and payable, and may institute any proceedings necessary to collect said indebtedness.
13. That the Mortgagee, at its option, may require the Mortgagor to pay to the Mortgagee, on the first day of each month until the rate secured hereby is fully paid, the following sums or a portion thereof: (a) the principal and interest provided in said note; (b) any sums equal to the premiums that will next become due and payable on public, state or local, fire, windstorm, hail, earthquake, flood, and other hazard insurance covering the mortgaged property; (c) taxes and assessments levied on the mortgaged premises, all as estimated by the Mortgagee; (d) all sums already paid therefor, levied by the Mortgagee, or other party, prior to the date when such payments, taxes and assessments shall be due and payable, such sums to be held by the Mortgagee to pay said premiums, taxes and special assessments. Should these payments exceed the amount of payments to be made by the Mortgagee for taxes, assessments, or insurance premiums, the excess may be credited by the Mortgagee to subsequent payments to be made by the Mortgagee; if, however, said sums are all being withheld to make said payments when the same shall become due and payable, the Mortgagee shall pay to the Mortgagor any amounts necessary to make up the deficiency. The Mortgagor further agrees that, at the end of ten years from the date of the Mortgagee's exercise of its option to apply for renewal of mortgage debt, or at any other time, the Mortgagee may, at its option, apply for renewal of the mortgage debt, and the Mortgagee may, at its option, pay the same, and should the Mortgagee fail to do so, the Mortgagee may, at its option, declare the mortgage debt to be immediately due and payable, and may institute any proceedings necessary to collect said indebtedness.

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