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the Mortgagee shall give written notice to Mortgagor of any such payments so made by Mortgagee to secure such default and the Mortgagor shall have five (5) days after such notice to pay such amounts to Mortgagee before Mortgagee may accelerate the debt secured by this Mortgage.

26. The covenants, conditions and agreements contained in this Mortgage shall bind, and the benefits thereof shall inure to, the respective parties hereto and their respective successors and assigns.

27. Notwithstanding any provision herein or in said notes, the total liability for payments in the nature of interest shall not exceed the limits now imposed by the usury laws of the State of South Carolina. It is agreed by Maker that the laws of the State of South Carolina with respect to permissible interest only shall control said notes.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Mortgagee and its Successors, Heirs and Assigns forever.

And the Mortgagor does hereby bind his Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Mortgagee, his Heirs and Assigns, from and against his Heirs, Executors, Administrators and Assigns, and every person whatsoever lawfully claiming, or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagor,

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