

Borrower covenants that he is lawfully seized of the premises herein... (11 C. S. 53 state)

Borrower further covenants and does hereby bind himself, his heirs, executors, administrators and assigns to warrant and forever defend full and singular the premises, as herein conveyed, unto the lender, forever, from and against all persons whomsoever lawfully claiming the same or any part thereof.

Borrower further covenants and agrees as follows:

- 1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note(s) at the time and in the manner therein provided...
2. That this mortgage shall secure the lender for such further sums as may be advanced hereafter...
3. That he will keep the improvements now existing or hereafter erected on the mortgage property insured as may be required from time to time by the lender against loss by fire and other hazards...
4. That he will permit, admit, or suffer no waste, impairment or deterioration of the mortgage property...
5. That he hereby assigns all the rents, issues and profits of the mortgaged premises from and after any default hereunder...
6. That, without affecting the liability of any person (other than any person released pursuant hereto) for payment of any indebtedness secured hereby...
7. That, at the option of the Lender, this mortgage shall become due and payable forthwith if the Borrower shall convey away said mortgaged premises...
8. That the Lender may, at its option, pay amounts due on any prior mortgage or other encumbrances and the same shall be added to the mortgage indebtedness...
9. That he hereby agrees to pay, as they become due, all taxes and public assessments by whatsoever authority legally imposed upon the property hereby mortgaged...
10. That, upon default in the payment of any of the installments of principal or any part of the interest thereon...
11. That, in case this mortgage or the indebtedness secured hereby be placed in the hands of an attorney for collection or be collected by legal proceedings...
12. That this mortgage and the note(s) it secures are subject to the South Carolina Consumer Protection Code.
PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the aforesaid indebtedness and all interest and other sums secured by this or any other instrument executed by Borrower as security for the aforesaid indebtedness and shall perform all the terms, covenants, conditions, agreements, representations and obligations contained in all mortgages executed by Borrower to Lender according to the true intent of the said mortgages...
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...
Borrower hereby waives, to the extent permitted by law, all appraisements and homestead laws and exemptions, whether granted by virtue of the constitution and laws of South Carolina or by virtue of any act of the United States Congress.
Should any provision of this instrument be found to violate the laws or court decisions of the State of South Carolina or the United States, such provision shall be deemed to be amended to comply with and conform to such laws and decisions.

IN WITNESS WHEREOF, the Borrower has hereunto set his hand and seal this the 18th day of August 1983.

IN THE PRESENCE OF
Gerald L. Walker
Sandra Lee NIFK

Willie S. Moon (LS)
Edith Y. Moon (LS)
(LS)

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