

TOGETHER with all improvements, tenements, easements, fixtures and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagor may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the Mortgagor or its successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the same to the Mortgagee, its successors and assigns forever.

And the said Mortgagor covenants that it has good right to sell and convey said premises and that they are free from incumbrances, and hereby warrants the title thereto against all persons whomsoever:

AND THE SAID Mortgagor will so long as this mortgage shall be unsatisfied, keep the building or buildings now standing or which shall hereafter be erected on the above described premises in good tenantable condition and repair, and will keep the same insured against loss or damage by fire, with extended coverage in some solvent incorporated insurance company or companies, approved by said Mortgagee, its successors or assigns, to the amount of at least Thirty-Three Thousand and No/100 Dollars (\$33,000.00) (and if the policies of such insurance shall contain any condition or provision as to co-insurance the building shall be kept insured for a sufficient amount to comply with such co-insurance condition), with loss, if any, payable to the Mortgagee, its successors or assigns, as its interests may appear; and will deposit the said policy or policies of such insurance and will keep the same deposited to and with said Mortgagee, its successors or assigns.

And the said Mortgagor will pay the indebtedness hereby secured and will pay annually to the proper officers all taxes and assessments which shall be levied or assessed on said real estate or any part thereof, as well as all taxes and assessments which shall be levied or assessed under or by virtue of any law now or hereafter existing in the State of South Carolina against said Mortgagee, its successors or assigns, upon this mortgage, or the debt hereby secured, or upon the mortgage interest in said mortgaged premises and will procure and deliver to said Mortgagee, its successors and assigns, at its Home Office in Appleton, Wisconsin, on or before the first day of May, in each and every year, original or duplicate receipts of the proper officers for the payment of all such taxes and assessments levied or assessed on said premises, or on this mortgage or the debt secured hereby, or on the mortgage interest of the Mortgagee, its successors or assigns, in said premises for the preceding year; and will keep said lands and all improvements now existing or hereafter placed thereon free from all liens