

ing herein contained shall be construed as obligating the mortgagee to pay the said taxes, assessments and insurance premiums.

And It Is Further Covenanted, That, if the said mortgagor shall fail to keep any of the covenants herein contained, or to pay any of said principal or interest notes as they become due and payable; or in case any tax or assessment is assessed within the State of South Carolina against the debt secured hereby, or the interest in said premises of said Mortgagee, or upon the rendering by any Court of competent jurisdiction of a decision that the undertaking by the mortgagor, as herein provided, to pay any tax or taxes is legally inoperative, then at the option of said mortgagee, the whole indebtedness and all sums secured by this mortgage to-wit: the principal and interest then accrued on said notes and all advances made to or on account of the mortgagor herein for taxes, assessments, premiums of insurance and charges of any kind shall at once become due and payable without notice, and this mortgage may thereupon be foreclosed for the whole amount of said moneys, including a reasonable fee to the attorney of the Mortgagee for his services in said action, such fee to be incorporated in the judgment in said action and secured thereby.

And It Is Further Covenanted, That the said mortgagor will assign, and doth hereby assign, set over and transfer to the said Mortgagee all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in an action to foreclose this mortgage after default in the conditions hereof, as further security for the debt then due and unpaid under this mortgage, and the said mortgagor agrees that a receiver may be appointed to take charge thereof.

And It Is Further Covenanted and Agreed, That all said notes and this mortgage are made and executed under and are in all respects to be construed by the laws of the State of South Carolina.

Provided Always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor shall well and truly perform the covenants aforesaid, and pay or cause to be paid unto the said Mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said notes, and all advances made to or on account of the mortgagor under the terms hereof, then this deed of bargain and

(next Page)