

after payment of all necessary charges and expenses, on account of the amount thereby secured, and the said mortgagor do, as additional security, hereby assign, set over and transfer unto the said mortgagee, its successors and assigns, all the rents, issues and profits of the said mortgaged premises accruing or falling due from and after the service of the summons in any action of foreclosure to which said mortgagee, its successors or assigns, may be parties.

Fourth. In the event of the passage after the date of this mortgage of any law of the State of South Carolina, deducting from the value of land for the purposes of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxation, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall at the option of the mortgagee without notice to any party become immediately due and payable.

Fifth. The whole of said principal sum and the interest accrued shall become due at the option of the mortgagee, upon failure of any owner of the above described premises to comply with any requirement of the City of Greenville, S. C., relative thereto, within thirty days after notice of such requirement shall have been given to the then owner of said premises by or on behalf of the mortgagee.

Sixth. The said mortgagor, his heirs, executors or administrators, in the event of a foreclosure of this mortgage by judicial proceedings, or collection by an attorney, shall pay a reasonable sum for attorneys' fees which shall be secured by this mortgage, and shall be included in any judgment of foreclosure recovered.

Seventh. The mailing of a written notice and demand by depositing in any Post Office station or letter box, enclosed in a post paid envelope addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage or in default thereof, directed to said owner at said mortgaged premises, shall be sufficient notice and demand in any case arising under this instrument, and required by the provisions thereof

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