

and take such steps as may seem to it to be desirable to perfect its title to said real estate free from any defect, cloud or encumbrance, and effect or renew said insurance at Richmond, Va., for such period and in such Company, as it may deem advisable, and pay any premiums becoming due thereon, and take such steps as may be necessary to prevent said waste, impairment or deterioration, or improper cutting of timber, or to keep said buildings in as good condition as they now are, or make said repairs; and all amounts paid out by it in connection with the same shall thereupon become a part of the debt herein secured and with interest at the rate of six per centum per annum until paid, shall become due and payable at the expiration of a period of thirty days thereafter.

Second:- That in the event of (a) default for thirty (30) days in the payment of any one or more of the notes above described, or of any default under said first mortgage, when the same shall have become due and payable (or of any renewal notes, if any renewal notes be executed and accepted in lieu of any original notes); or (b) default in the performance of any one or more of the covenants and agreements of the mortgagor herein contained, or contained in said first mortgage; or (c) the mortgagor being adjudicated a bankrupt or insolvent; or (d) the passage of laws which, or the decision by any Court of Record of the State of South Carolina that the present laws authorize the taxation by the state of South Carolina or any governmental subdivision of the state, of the notes in the hands of a non-resident holder, or of the estate of the mortgagor in the real estate hereby conveyed, or of this mortgage, against the Mortgagee; or (e) the passage of laws, or the decision by any Court of Record in the State of South Carolina rendering or declaring any of the covenants and agreements in the notes or in this mortgage or any covenants and agreements substantially similar thereto to be void, voidable or inoperative; or (f) the conveying of said real estate without the consent in writing of the Mortgagee; Then the mortgagor hereby grants to the Mortgagee the right and privilege to declare the whole