

and the said mortgagee does further agree to protect the said mortgage from any loss on this investment on account of any taxation of mortgages, direct or indirect, which may be imposed by any future legislation in the State of South Carolina.

And the said mortgagor does further covenant and agree that if he should fail to keep in force the insurance, or should fail to deliver any renewal policies, or should fail to pay any taxes, assessments or water rates as hereinabove provided, or in case any taxes upon mortgages, direct or indirect, should be at any time imposed by the laws of the State of South Carolina, then, and in either of said events the said mortgagee may, at its option, declare the full amount of principal and accrued interest immediately due and payable, and may at once foreclose its mortgage.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, I hereby assign the rents and profits of the above described premises to the mortgagee, or its successors and assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds (after paying all costs of collection) upon said debt, interest, costs and expenses, without liability to account for anything more than the rents and profits actually collected.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if, the said mortgagor, do and shall well and truly 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 note, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise, to remain in full,

(Over.)