

paid herein; or if default be made in the payments of said taxes or assessments; or if default be made in the said insurance agreement as provided herein; or if the buildings and improvements are not kept in good repair; or in case any tax or assessment is assessed in South Carolina against the debt or note secured hereby, or the interest in said premises of said mortgagee, its successors or assigns; or upon the rendering by any court of competent jurisdiction of a decision that the undertaking by the mortgagee as herein provided, to pay any tax or taxes, is legally inoperative, then, at the option of said mortgagee its successors or assigns, the whole indebtedness and all sums secured by this mortgage, to-wit; principal and interest then accrued on said note and all advances made to or on account of the mortgagor herein for taxes, assessments, premiums on insurance, and charges of any kind, shall at once become due and payable without notice, irrespective of maturity, and this mortgage may be foreclosed for the whole amount of said moneys, interest, costs and attorney's fees.

And if at any time any part of said debt or interest thereon, be past due and unpaid, hereby assign the rents and profits of the above described premises to said mortgagee or its successors or 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 thereafter (after paying costs of collection) upon said debt, interest, costs or 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 mortgagee 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

Over.