

expended by the said mortgagee, his heirs or assigns, hereunder, and the said mortgagee hereby waives the benefit of all homestead exemption as to the debt hereby secured and any expenditure for improvements, taxes, liens, charges or insurance premiums paid by the said mortgagee, his heirs or assigns, in pursuance with this mortgage, it is further covenanted and agreed that should the within described premises be sold for the satisfaction or discharge of the debt hereby secured, or any portion thereof, and the proceeds of said sale should prove insufficient to satisfy the same with interest, taxes, fees, costs, and charges, the amount remaining unpaid shall not be extinguished by the said mortgagee, his heirs or assigns becoming the purchaser of the premises.

Seventh, That if at any time any part of the debt hereby secured or interest thereon, or any of the sums authorized to be expended for improvements, taxes, liens,

charges or insurance premiums be past due and unpaid the mortgagee does hereby assign the rents and profits of the above described premises to the mortgagee, and agrees that any judge of the circuit Court of this State may, in chambers or otherwise appoint a receiver, or receivers, with authority to take possession of said premises and collect and sell the said rents and profits, applying the net proceeds thereof, after paying costs of collection and sale, upon said debt, interest, or any sums expended for taxes, liens, charges or insurance premiums, or fees and expenses, without liability to account for anything more than the rents and profits actually collected.

Eighth; 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 law for the taxation of mortgages or deeds of trust, or the debts secured by mortgage or deed of trust for State or local purposes, or the manner of the collection of any such taxes so as to affect this mortgage, the holder or holders of the said promissory notes which are hereby secured, shall have the right to give thirty days written notice to the owner of the premises herein before described, requiring the payment of the debt or obligation hereby secured. If such notice be given, the said debt or obligation shall become due, payable and collectible at the expiration of said thirty days.