

6. And it is further covenanted, that in case the said debt or any part thereof, is established by or under an action for foreclosure or of debt on the notes or notes, that the said Company, in addition to the said debt, or so much thereof as is unpaid, shall also recover of the said P. S. Cecil and Abbie W. Cecil, a reasonable fee to the Attorney of the said Company for his services in said action, not to exceed ten per cent, of the amount unpaid and decreed to be payable, such fee to be incorporated in the judgment in said action and to be secured thereby.

7. And it is further covenanted, that the said P. S. Cecil and Abbie W. Cecil will assign, and doth hereby assign, set over and transfer to the said Company, its Successors and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof, as further security for the debt then due and unpaid under this mortgage, and the said mortgagor agrees that a receiver may be appointed to take charge thereof.

8. And it is further covenanted, that if the said P. S. Cecil and Abbie W. Cecil, their heirs, executors, Administrators or assigns, shall make such payments as herein specified, then this mortgage shall be void, but if the said P. S. Cecil and Abbie W. Cecil, their heirs, executors, Administrators or assigns, shall fail to keep any of the covenants herein contained, or to pay any of said moneys as they become due and payable by the terms of said notes, as stipulated to be paid herein, or if default be made in the payment of said taxes or assessments; or if default be made in 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 within the State of South Carolina against the debt or notes secured hereby, or the interest in said premises of said mortgagee, its Successors or assigns; or upon the rendering of any court of competent jurisdiction of a decision that the undertaking by the mortgagor - as herein provided, to pay any tax or taxes is legally inoperative, then at the option of said mortgagee, or its Successors or assigns, the whole indebtedness and all sums secured by the mortgage to-wit: The principal and interest then accrued on said Bond, and all advances made to or on account of the mortgagor - herein for taxes, assessments, premiums of insurance and charges of any kind, shall at once become due and payable without notice and the money due