

be made in the payment of the indebtedness as herein provided or of any part thereof, the mortgagee shall have power to sell the premises herein described according to law; said premises may be sold in one parcel, any provision of law to the contrary notwithstanding.

And the said mortgagor further covenants and agrees to keep the buildings on said premises constantly insured for the benefit of the mortgagee, against loss by fire and tornado, in such manner, and for such companies and for such amounts as may be satisfactory to the mortgagee, until the debt hereby secured is fully paid. And will keep such policies constantly assigned or pledged to the mortgagee and deliver renewals thereof to the said South Carolina Security Company, at its Home Office in Greenville, South Carolina, one week in advance of the expiration of the same, marked "Paid" by the agent or company issuing the same. In the event the mortgagor, his heirs, executors, administrators, successors or assigns, shall for any reason fail to keep the said premises so insured or fail to deliver the policies of insurance to the said mortgagee, or fail to pay the premiums thereon, the mortgagee if it so elects, may have such insurance written and pay the premiums thereon, and any premiums so paid shall be secured by this mortgage and repaid by the mortgagor his heirs, executors, administrators, successors or assigns, within ten days after payment by the mortgagee. In default thereof, the whole principal sum and interest and insurance premium with interest on such sum paid for such insurance from the date of payment, may be and shall become due at the election of the said mortgagee, its successors or assigns, anything herein to the contrary notwithstanding.

And should the mortgagee, by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of money for any damage by fire or tornado to the said building or buildings, such amount may be retained and applied