

to be or become in arrears, or shall fail to procure and keep in force insurance, as herein provided, or shall do or permit to be done anything that may in anywise tend to diminish the value of the real estate hereby conveyed, or to impair, weaken, or diminish the security intended to be effected under and by virtue of this instrument, or shall make default or breach in the observance or performance of any other condition, obligation or requirement hereof, then and in either of such events all of said principal notes (not heretofore paid off and discharged) shall, at the option of the holder or holders thereof, immediately become due and payable, anything herein or in said principal notes contained to the contrary notwithstanding; and on request of the holder or holders of any of said principal notes then unpaid, it shall be lawful for and the duty of the Trustees to sell the said real estate hereby conveyed, either as an entirety or in one or more parcels and at one or more sales, as the Trustee may deem best.

Seventh. And it is further covenanted and agreed between the parties aforesaid that in case of a sale hereunder the same shall be made at Public auction after legal proceedings as provided by the laws of the State of South Carolina.

Eighth. And it is agreed by and between the parties aforesaid that in case of legal proceedings to effect the sale of the premises hereby conveyed, that the Trustees are empowered, authorized and directed to employ proper and competent attorneys, and that in case of such legal proceedings the Trustees shall recover of the party of the first part a reasonable sum as attorney's fees, which shall be secured by this deed and shall be included in any judgment obtained by reason of legal action taken by said Trustees.

Ninth. And the said party of the first part hereby expressly waives all rights of homestead and exemption under the Constitution and laws of South Carolina.

And it is mutually understood, covenanted and agreed, by and between the parties hereto, that all and every the powers, privileges and rights herein given and granted to the said Trustees, shall apply to and may be exercised by the successor or successors thereof, and that all and every the

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