

State of South Carolina, on this mortgage or the notes or debt secured hereby, before the same became delinquent, provided the amount of such latter taxes together with the interest on the loan secured hereby, does not exceed the maximum permitted by law to be paid, but if it does the mortgagee may at its option pay the excess or declare the entire debt secured hereby immediately due and payable. And the said mortgagee does further agree to pay, when the same become due, all assessments for public improvements which may be levied against said premises.

And it is further agreed, That the said mortgagor will keep said premises and all buildings and other improvements thereon in as good condition and repair as of this date, and will commit or permit no waste.

And it is further agreed, That in case the taxes, assessments, charges, liens, insurance premiums, attorney's fees and expenses are not paid as herein provided, the mortgagee may pay the same and collect the amount from the mortgagor, immediately, or on demand, at the option of the mortgagee, together with interest at eight per cent. per annum from the date of payment, and this mortgage shall stand as security therefor.

And it is further agreed, That upon default being made in the payments of any of said notes or the interest on same, or of the insurance premiums, or of the taxes, charges, attorney's fees, expenses or assessments, herein mentioned, when the ^{same} shall severally become payable, or upon failure to comply with an agreement herein, then the entire amount of the debt secured or intended to be secured hereby, shall become due, at the option of said mortgagee, although the period limited for the payment thereof may not then have expired.

And it is further agreed, That if at any time any part or whole of said sum or sums secured hereby, or interest thereon, be past due and unpaid, the mortgagor hereby assigns the rents and profits of the above described premises to said mortgagee its successors and 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, after paying costs of collection, upon said sum or interest secured hereby, without liability to account for anything other than the rents and profits actually collected.

And it is Further Agreed, That Should any

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