

from; provided, however, that the said Trustee shall not be bound by the terms of this mortgage to pay either the insurance premiums, or any unpaid taxes or assessments, nor shall it become liable for any failure to make said payments or to maintain said insurance, or to discharge said taxes and assessments. And, instead of paying either insurance premiums or taxes, as above provided, it may, in case of default on the part of the mortgagor to keep up said insurance as stipulated, or to pay any taxes or assessments when the same become due, elect to foreclose said mortgage, giving first thirty (30) days' notice of such purpose to the President of the mortgagor herein. And, if by the end of said period, the mortgagor should not have complied with the terms of said agreements as to insurance and taxes, then and in such case the Trustee may at any time begin foreclosure of this mortgage as though the bonds were past due and unpaid. And, in case the said mortgagor should at any time fail and neglect to meet the installments of interest upon said bonds, or any part thereof as the same shall fall due, or should fail to deposit in the hands of Greer Bank & Trust Company a sufficient fund appropriated for this purpose, then and in such case the said Trustee may, at its discretion, and shall, upon demand of the person or persons holding any of said bonds or coupons, institute foreclosure proceedings upon said mortgage. And, in case the said mortgagor should fail to deposit with the Trustee herein enough money to retire the whole issue of said bonds at their maturity, or shall fail to pay and discharge the same when they fall due, then and in such case the Trustee shall, after giving thirty (30) days' notice to the mortgagor, begin proceedings to foreclose this mortgage. But, in case the said mortgagor should pay off all of said bonds and coupons, or should deposit with Greer Bank & Trust Company enough money to retire the whole issue of said bonds and coupons at the time of their maturity, the deposit to be so made that it can be used by the Trustee for the purpose of retiring the bonds and coupons, then and in such case the Trustee is authorized to satisfy and discharge this mortgage.

And it is agreed between the parties hereto that all costs and expenses of whatsoever
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