

J. O. Donaldson, Mrs. Nannie D. Furman and Mrs. Sarah E. Barnes, their heirs, executors, administrators or assigns, and said premises; and the money so advanced for the payment of such taxes, assessments, insurance or any charge of whatsoever nature on the property hereby conveyed shall be added to the mortgage debt and the repayment thereof, with interest at the rate of eight per cent per annum, shall be secured by this mortgage, and shall be forthwith due and payable; and the said mortgagee, its successors or assigns, shall be subrogated to all the rights of the person to whom such payments have been made.

4. And it is further covenanted, That if the said J. O. Donaldson, J. O. Donaldson, Mrs. Nannie D. Furman and Mrs. Sarah E. Barnes, their heirs, executors, administrators or assigns, shall make such payments as herein specified, then this mortgage shall be void, but if the said J. O. Donaldson, J. O. Donaldson, Mrs. Nannie D. Furman and Mrs. Sarah E. Barnes, 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 note, 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 the 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 note secured hereby, or the interest in said premises of said mortgagee, its successors or assigns; or upon the rendering by any court of competent jurisdiction of a decision that the undertaking by the mortgagor as herein provided, to pay any tax or taxes said mortgagee, or its successors or assigns, the whole indebtedness and all sums secured by the mortgage, to-wit: The principal and interest there accrued on said note, and all advances made to or on account of the mortgagor