

mortgage shall be void, but if the said mortgagor J. B. Rasor his 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 the said note, or any installment of the principal or interest, 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 assessments is assessed within the State of South Carolina against the debt or note secured hereby, or the interest in said premises of said mortgagor, its successors or assigns, or in the event of the passage after the date of this mortgage of any law of the State of South Carolina, deducting from the value of land for the purposes of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgaged or debts secured by mortgages for State or local purposes, or the manner of the collection of any such taxation, so as to affect directly or indirectly this mortgage, or the debt secured thereby, or upon the failure of any owner of the above described premises to comply with any requirement of the City of Greenville relative thereto, within thirty days after notice of such requirement shall have been given to the then owner of said premises by or on behalf of the mortgagor; then, at the option of said mortgagor, or its successor or assign, the whole indebtedness and all sums secured by this mortgage, to wit: The principal and interest then accrued on said note, and all advances made to or on account of the mortgagor herein for taxes, assessments, premiums of insurance and charges of any kind, shall at once become due and payable without notice, and the money due on said note and for advances, as aforesaid, shall then become due and this mortgage may be foreclosed for the whole amount of said moneys, interest, costs and attorney fees.

5. And as a further security for the payment of the debt and interest secured hereby, and for the performance of all the covenants of said note and this mortgage the said mortgagor J. B. Rasor does hereby transfer, set over and assign to the said Capital Trust Company, its successors or assigns, all of the rents and income of the said mortgaged premises for each and every year that the said debt and interest may be unpaid, together with all rights, and remedies for enforcing the collection of the same; and upon filing suit ~~suit~~ of foreclosure, said mortgagor, its successors or assigns,

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