

Mortgage, 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 Mortgages, their heirs, executors, administrators or assigns, shall make such payments as herein specified then this mortgage shall be void, but if the said Mortgage, 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 Mortgage, its successors or assigns; or upon the rendering by any Court of competent jurisdiction of a decision that the undertaking by the Mortgage, as herein provided, to pay any tax or taxes is legally inoperative, then at the option of said Mortgage, or its successors or assigns, the whole indebtedness and all sums secured by the mortgage, to wit: The principal and interest then accrued on said note and all advances made to or on account of the Mortgage herein for taxes, assessments, premiums of insurance and charges of any kind, shall at once become due and payable without notice irrespective of maturity and this mortgage may be foreclosed for the whole amount of said moneys, interest, costs and attorney's 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 Mortgage, their heirs, executors, administrators and assigns do hereby transfer set over and assign to the said Mortgage, 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 that upon filing suit of foreclosure, said Mortgage, its successors or assigns, shall be entitled to have a Receiver appointed to take charge of the¹⁰⁰ mortgaged premises, together with all the rents, profits, crops and proceeds arising therefrom during such litigation, and in case of commencement of suit for foreclosure of this mortgage or the placing thereof