

or other obligation, or in case the said Mortgager shall neglect or fail to pay promptly when due the taxes upon the said property, or to insure the house and building on said land and keep the same insured as aforesaid, or to observe any of the covenants and agreements herein on his part, then, upon the violation of any or all of said covenants and agreements, the whole amount of said debt, at the option of the lawful holder thereof, shall become due and collectible at once, anything hereinbefore or in said obligation contained to the contrary notwithstanding. And upon said debt being due and collectible, it shall and may be lawful for the said The First Carolina Joint Stock Land Bank of Columbia, its successors and assigns, and the said Mortgager both thereby empower and authorize the said The First Carolina Joint Stock Land Bank of Columbia, its successor or assigns, to grant, bargain, sell, release and convey the said premises, with the appurtenances, at public auction or venture, at the door of the Court House, in the County aforesaid, to the highest bidder for cash, three weeks previous notice of the time, place and terms of sale having been first given once a week in some newspaper published in said County, in which case they, or any of them, shall have the right to become purchasers of the said premises, and on such sale to make and execute to the purchaser or purchasers; his, her, or their heirs and assigns forever, a conveyance in fee of the said premises, freed and discharged from all equity of redemption and right of docket, and all and every other encumbrance subsequent to this Mortgage; and after deducting from the proceeds of said sale all taxes due thereon, or which may have been paid by the Mortgager, the principal and interest due on the said debt, and ten per cent attorney's fee, premiums of insurance and the costs and charges of the said sale, then to hold the surplus subject to the rights of the holder of any subsequent lien or encumbrance on the said premises, who may give express notice in writing of his holding the same, and if no such claim be made, then to pay such surplus to the said Mortgager. But if the said proceeds shall be insufficient to pay the said debt, interest, taxes, fees, costs and charges the amount unpaid shall not be extinguished by the Mortgager becoming the purchaser of the premises. The completion of said sale, by conveyance, shall entitle the purchaser to immediate possession of the premises; and any holding of the same thereafter by the said Mortgager or other person holding under him, shall be as tenant of the said purchaser, at a rent of $\$$ Dollars per Month payable Monthly; and the said purchaser may at any time determine such tenancy by giving one Month's Notice to the party in possession or without such notice, in case at any time any rent be due and unpaid; and in either of said cases such purchaser shall have the right to obtain possession of the said premises, as in other cases of landlord and tenant, upon the determination of a lease. In case of sale by any Corporation as Mortgager or assignee of this Mortgage, the due shall be executed in name of the Mortgager by the president of said Corporation, as attorney in fact.

And the said Mortgager doth, as additional security, hereby assign, ratify, and transfer to the said Mortgager, all of the rents, issues and profits of the said mortgaged premises, accruing or falling due from

(Next Pg.)