

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 is legally inoperative, then at the option of said mortgagee, 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 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's fees.

15. AND IT IS FURTHER COVENANTED, That the said mortgagor shall hold and enjoy the said premises until default of payments as provided in said Note, or a breach of some of the covenants of this Mortgage shall be made.

16. IT IS UNDERSTOOD AND AGREED, That the word "mortgagor" wherever used herein shall refer to and be taken to mean, the party or parties, or the corporation who executes this Mortgage, and that all covenants and undertakings herein set forth to be observed or performed by or otherwise affecting such mortgagor shall bind such mortgagor, his heirs, executors, administrators and assigns, or if a corporation, then its successors and assigns.

WITNESS our Hands and Seals this, the 2nd day of July in the year of our Lord nineteen hundred and forty-nine and in the one hundred and seventy-third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

Glenna G. King  
Eileen Cowardin

A. L. Talley (SEAL)  
Margaret M. Talley (SEAL)

State of Virginia  
City of Richmond, to-wit

I, David Arenstein, a Notary Public in and for the City aforesaid in the State of Virginia, do hereby certify that A. L. Talley and Margaret M. Talley, his wife, whose signatures appear to the foregoing mortgage, have this day acknowledged the same before me in my City and State aforesaid; and I do further certify that Glenna G. King and Eileen Cowardin, whose names are signed to the foregoing mortgage as witnesses, have acknowledged their signatures and the fact that A. L. Talley and Margaret M. Talley signed said mortgage in their presence.

Given under my hand this 11th day of July 1949.

My commission expires June 8, 1951.

David Arenstein  
Notary Public

*over for probate*