

to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said premises unto the said THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, its successors and assigns. And the mortgagors do hereby bind themselves, their heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto the said THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, its successors and assigns, from and against the mortgagors, their heirs, executors, administrators and assigns, and every person whosoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagors agree to keep the improvements upon said lands and premises insured in such kinds of insurance, in such forms of policies, in such companies, and to such amounts, as may from time to time be required by the mortgagee, and assign and deliver all such insurance policies to mortgagee as collateral security to be held until this mortgage is satisfied, and in the event the mortgagors shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

In case of default for a period of thirty days in the payment of any part of the principal indebtedness, or of any part of the interest after the time the same becomes due, or in the case of failure to keep insured for the benefit of the mortgagee the houses and buildings on the premises against fire and tornado risk, and other casualties or contingencies, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

And it is further covenanted and agreed that 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 purpose of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said mortgagee, without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagors agree to and do hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agree that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interest, costs and expenses, without liability to account for anything more than the rents and profits actually received.