

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at 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 other hazards covered by extended coverage insurance, as herein provided, or in the 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.

The parties hereto agree that if at any time while this mortgage is in effect should the mortgagor convey, or attempt to convey, the mortgaged premises, the mortgagee may, at its election, declare the full amount of this indebtedness due and payable and institute foreclosure proceedings against the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said The South Carolina National Bank, as Trustee for the John W. Arrington Foundation,

its ~~Heirs~~ Successors and Assigns forever. And we do hereby bind ourselves, our ~~Heirs~~ Successors ^{and assigns} ~~Executors and Administrators~~ to warrant and forever defend all and singular the said Premises unto the said The South Carolina National Bank, as Trustee for the John W. Arrington Foundation, ^{its} ~~Heirs~~ Successors and Assigns, from and against ourselves and our ~~Heirs, Executors, Administrators~~ Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.