

preventing or removing the same as aforesaid, but shall be entitled, without prejudice to any other right hereunder, to make an advance or advances for all or any of the purposes aforesaid whenever in the sole judgment or discretion of said Grantee such advance or advances shall seem necessary or desirable to protect the full security intended to be created by this Mortgage;

3. That any award in favor of said Grantor for damages in connection with any condemnation for public use, or injury to said real estate, or any part thereof, is hereby assigned and shall be paid to said Grantee, who may apply such moneys received by it in the same manner and with the same effect as herein provided for disposition of the proceeds of fire or other insurance;
4. 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 notes or bonds secured by mortgages for State or local purposes or the manner of the collection of any such taxes so as to affect this Mortgage or the debt secured thereby, the whole of the principal money secured by this Mortgage, together with all accrued interest thereon, shall at the option of said Grantee, without demand or notice, forthwith become due and payable;
5. That in case proceedings shall be brought to foreclose this Mortgage or to collect all or any part of the principal or interest money represented by the Note secured by this Mortgage, or in case any other suit or proceedings shall be brought either at law or in equity wherein said Grantee shall be united or joined by reason of this Mortgage, said Grantee shall be allowed and said Grantor shall and will pay all costs and expenses paid or incurred by said Grantee in or about any proceedings or suit as aforesaid, either in foreclosure or otherwise, including attorneys' fees allowed in said proceedings and such amounts as said Grantee may pay for examination of title to said real estate, which said several sums shall be included in any decree or judgment entered in such foreclosure or other suit;
6. That if default shall be made in the payment of said Note according to the tenor and effect thereof or of any installment of interest as therein provided, or if there shall be default in the performance of any covenant, condition, stipulation or agreement expressed in or implied by this Mortgage and by said Grantor to be kept and performed, then and in any such case the whole indebtedness recited and declared in this Mortgage, and all interest due thereon, including all payments made by said Grantee for adverse claims, liens, taxes, assessments, attorneys' fees, costs and expenses of any suit or proceedings as aforesaid, and Insurance, with interest as aforesaid, shall, at the option of said Grantee, forthwith become due any payable, time being of the essence of this contract; and may be collected at once by foreclosure or otherwise and without notice of broken covenant, condition, stipulation or agreement;
7. That any failure by said Grantee to exercise any right or option by this Mortgage given or reserved to said Grantee shall not estop said Grantee from exercising any such right or option upon any subsequent default of said Grantor;
8. That all the rights and remedies given or reserved to said Grantee shall be cumulative and may be all exercised contemporaneously, so that the exercise of one or more of said rights or remedies shall not exclude or prevent the exercise of the other or others thereof;
9. That, concurrently with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Grantor will pay to the holder of the note, monthly, on the first day of August 1952 and on the first day of each month