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AND IT IS FURTHER COVENANTED, That if the said mortgagors shall keep such covenants and shall make such payments as herein specified, then this Mortgage shall be void, but if the said mortgagors shall fail to keep any of the covenants herein contained, or to pay any of said moneys as they become due and payable by the terms of said Note, as stipulated to be paid herein, or if default be made in the payment of said taxes or assessments; or if default be made in the said insurance agreement as provided herein; or if the buildings and improvements are not kept in good repairs; 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 mortgagors, as herein provided, to pay any tax or taxes is legally inoperative, then at the option of the 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 mortgagors 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 attorneys fees.

16. AND IT IS FURTHER COVENANTED, That the said mortgagors 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.

17. 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.

18. IT IS UNDERSTOOD, That where the term "Mortgagee" is used in this instrument, such term shall be deemed to mean General Mortgage Co., its successors and assigns.

WITNESS our hands and seals, this 18th day of December

in the year of our Lord one thousand nine hundred and sixty-two, and in the one hundred and eighty-sixth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Charles A. Dence
James L. Young

Blake P. Garrett
 Blake P. Garrett

Louise Y. Garrett
 Louise Y. Garrett

David H. Garrett
 David H. Garrett

Mary Lou Garrett
 Mary Lou Garrett

George P. Wenck
 George P. Wenck

Annie Mae W. Wenck
 Annie Mae W. Wenck