

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the interest on the said bond or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS 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 purposes of taxation any lien thereon, or changing in any way the laws 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 mortgagor shall promptly pay when due all such sums resulting from the passage of such law or laws, otherwise, the holder of this mortgage and of the debt which it secures, shall have the right to give thirty days written notice to the mortgagor requiring payment of the mortgage debt, and such additional sums resulting from the passage of such law or laws. If such notice be given, the said debt shall become due, payable and collectible at the expiration of said thirty days.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these presents, that the said mortgagor, their heirs, executors or administrators, shall pay, or cause to be paid, unto the said mortgagee, its certain attorneys, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, its successors or assigns, according to the conditions and agreements of the said Bond, and of this mortgage, and shall perform all the obligations according to the true intent and meaning of the said bond and mortgage, and the conditions thereunder written, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.