

and assigns to warrant and forever defend all and singular the said Premises unto the said Norman V. Hughey his heirs, executors, administrators and assigns from and against itself and its successors and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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 taxing 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 debt secured by this mortgage shall, at the option of the said Mortgagee, without notice to any party, become immediately due and payable.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if Rex O'Steen Chevrolet, Inc., the said mortgagor, does and shall well and truly pay or cause to be paid unto the said mortgagee the debt and sums of money aforesaid, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagor shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.