It is hereby agreed, that should any default be made in the payment of interest on said first mortgage, and such interest remains unpaid and in arrears for ten days, or should any suit be commenced to foreclose said first mortgage, then the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time thereafter at the option of the owner or holder of this mortgage.

It is further agreed, generally, that said mortgagee may, at its election, advance and pay any and all sums of money that in its judgment may be necessary to perfect title of said mortgaged premises or to preserve or defend the security intended to be given by this mortgage to advance and pay any and all installments or principal or interest on any and all prior mortgage liens and any and all sums of money so advanced and paid, shall bear interest at the rate of which was originally contracted for in this instrument, and they hereby are made part of the mortgage debt hereby secured. The mortgagors hereby expressly agree to pay all and singularly the sums of money together with said interest so advanced or paid by the holder hereof.

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 Consolidated Credit Corporation of Greenville, South Carolina, Inc., A Corporation, Its heirs and assigns forever.

AND We do hereby bind our selves and our heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee Consolidated Credit Corporation of Greenville, South Carolina, Inc. and assigns, from and against all persons and their heirs, executors and administrators and all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagors, their heirs, executors, or administrators, shall keep the buildings erected, or to be erected on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than Twenty-five hundred, ninety-two ($2592.00) and No/100 Dollars, in such company as shall be approved by the said mortgagee, and shall deliver the policy to the said mortgagee, and in default thereof, the said mortgagee Consolidated Credit Corporation of Greenville, South Carolina, Inc., or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said mortgagee Consolidated Credit Corporation of Greenville, South Carolina Inc., or assigns shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor, s their heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, Consolidated Credit Corporation of Greenville, South Carolina, Inc. or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

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 Note, or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally first 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, as aforesaid or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED, That if the holder of the Note secured hereby is compelled to pay any taxes upon the debt represented by said note, or by this mortgage, then, and in that event, unless the said taxes are paid by some party other than the said holder, that then the entire amount of the debt secured, or intended to be secured, shall forthwith become due at the option of the said mortgagee, as aforesaid or assigns, although the period for its payment may not then have expired.

AND IT IS AGREED, by and between the said parties, that, should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said mortgagee, as aforesaid or assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the debts secured hereby.