

that all costs and expenses incurred by the Mortgagee, its successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

If said indebtedness be not paid at maturity, in whatever way its maturity may be brought about, it shall be lawful for the Mortgagee to enter into and upon the property hereby conveyed, and to receive and collect all rents or other income therefrom with power to forthwith lease the said premises anew if it should so elect, and apply so much thereof as it may collect, prior to the date such premises are sold under foreclosure, less the reasonable cost of collecting same, as a credit upon the indebtedness secured hereby; provided however, Mortgagor is to hold and enjoy the said premises for so long as said indebtedness be paid at maturity in whatever way its maturity may be brought about.

And should Mortgagor or its assignees remain in possession of said premises after any foreclosure sale hereunder, the relation of landlord and tenant at will shall be created and shall exist between any purchaser at such foreclosure sale and Mortgagor or its assignees; and Mortgagor or its assignees shall become liable for and obliged to pay such purchaser reasonable weekly rental thereafter, in advance, and failing to pay such reasonable rental or failing to give possession after seven days' written notice, Mortgagor or its assignees shall be subject to ejectment under the applicable laws of the State of South Carolina.