

or assessments to become due on said property within the time required by law, or fails to comply with said Loan Agreement and Security Agreement, in any of said cases the Mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

8. If the Mortgagee or its assigns shall become a party to any proceeding whatsoever, including condemnation proceedings instituted by any party authorized by law to file same, by reason of its status as Mortgagee herein that all expenses incurred by it in connection herewith, including attorneys' fees, shall be added to the debt hereby secured and shall be immediately due and payable.

That any award and all awards heretofore made and hereafter to be made by any Governmental Authority for any municipal, county, state or federal authorities to the present and all subsequent owners of the premises covered by the mortgage, including any award or awards whether for a taking of title to, possession of, or any interest in, the mortgaged premises or any part thereof, and any award or awards received for damages sustained by the mortgaged premises, or any part thereof, or for any change or changes of grade of streets affecting said premises, are hereby assigned to the mortgagee or its assigns; and the mortgagee at its option, is hereby authorized, directed and empowered to collect and receive the proceeds of any such award and awards from the authorities making the same, and to give proper receipts therefor, and to apply the same toward the payment of the amount owing on account of the mortgage debt, notwithstanding the fact that the amount owing on account of the mortgage debt may not be then due and payable; and the mortgagors hereby covenant and agree to and with the mortgagee upon receipt by the mortgagee to make, execute and deliver any and all assignments and any other instruments sufficient for the purpose of assigning the aforesaid award and awards to the mortgagee free, clear and discharge of any and all encumbrances of any kind or nature whatsoever.

9. That in the event of the passage, after the date of this mortgage, or any law of the State of South Carolina, deducting from the value of the 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 collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall at the option of said Mortgagee, without notice to any party, become immediately due and payable.

10. That it does hereby assign and set over into the Mortgagee all rents, issues and profits from the above mortgaged property hereafter accruing as additional security for the indebtedness and other items herein secured, and for the purpose of keeping said mortgaged property in proper repair, and the Mortgagee is given a prior and continuing lien thereon; provided, however, that until there be a default under the terms hereof, the Mortgagors may continue to collect and enjoy said rents, issues and profits without accountability to the Mortgagee. This assignment of rents shall be in addition to the other remedies herein provided for in event of default, and may be put into effect