

and with the said Mortgagee:

1. To pay all and singular the principal, interest, and other sums of money payable by virtue of said Note and this Mortgage promptly on the days respectively the same severally become due, whether in due course or upon acceleration. All sums hereby secured shall bear interest at the rate of 15% per annum after maturity whether in due course or upon acceleration.
2. To pay within thirty (30) days after becoming due and without requiring any notice from the Mortgagee all and singular the taxes, assessments (general or special), levies, liabilities, obligations, judgments, statutory and common law liens, decrees, and encumbrances of every nature and kind now on the Premises, and/or that hereafter may be imposed, suffered, placed, levied, or assessed thereupon, and/or that hereafter may be levied or assessed upon this Mortgage and/or the indebtedness secured hereby, and insofar as any thereof is of record the same shall be promptly satisfied and discharged of record and the original official document (such as, for instance, the tax receipt or the satisfaction paper officially endorsed or certified) shall be placed in the hands of the said Mortgagee within ten (10) days next after payment.
3. That, in the event of the passage, after the date of this instrument, of any law or ordinance of the United States, the State of South Carolina, or any political subdivision thereof, wherein the Premises are situated, or any decision by a court of competent jurisdiction, creating or providing for any tax, assessment, or charge against the Premises, this instrument or the indebtedness secured hereby or any interest of the Mortgagee in the Premises or the obligations secured hereby, that is to be paid by Mortgagee, then the indebtedness secured hereby, without any deduction, except unearned interest, shall, at the option of Mortgagee, become immediately due and payable and, in the event payment thereof is not made by Mortgagor forthwith, Mortgagee may take, or cause to be taken, such action or proceeding as may be taken hereunder in the case of any other default in the payment