

its successors or assigns, who shall have the right forthwith after any such default to enter upon and take possession of the said mortgaged premises and to let the said premises and receive the rents, issues and profits thereof, and apply the same, after payment of all necessary charges and expenses, on account of the amount hereby secured.

And it is further covenanted and agreed by the said parties that if default be made in the payment of the indebtedness as herein provided, or of any part thereof, the Mortgagee shall have the power to sell the premises herein described according to law; said premises may be sold in one parcel, any provision of the law to the contrary notwithstanding.

And it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post office, station or letterbox, enclosed in a postpaid envelope, addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage, or in default thereof, directed to said owner at said mortgaged premises, shall be sufficient notice and demand in any case arising under this instrument, and required by the provisions thereof or the requirements of the law.

Notwithstanding any provision herein or in any instrument now or hereafter evidencing and securing said indebtedness, the total liability for payments in the nature of interest shall not exceed the limits now imposed by the usury laws of the State of South Carolina.

In any action brought to enforce the obligation of the maker of the note secured hereby to pay the indebtedness evidenced by such note or to enforce the obligation of the party

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