

indebtedness secured by this mortgage and shall be immediately due and payable together with interest at the rate of ten per cent (10%) per annum.

(11) In the event of the passage, after the date of this mortgage, of any law of the State of South Carolina taxing this mortgage lien, 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 in the manner of the collection of any such taxes, so as to adversely affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon shall, at the option of Mortgagee, without notice to any party, become immediately due and payable.

(12) If said indebtedness be collected through legal proceedings, then there shall be added as part of the debt hereby secured the expense of procuring documentary evidence, abstract of title and title insurance. If any action be brought to foreclose this mortgage, or if this mortgage shall be placed in the hands of an attorney, or be established or allowed in any court, they, Mortgagors, shall pay a reasonable attorney's fee, and said fee shall be a further lien upon said mortgaged premises and secured by this mortgage. And it is agreed that upon the institution of proceedings to foreclose this mortgage, the Mortgagee shall be entitled to have a receiver appointed to take charge of said premises during such litigation, and until the period of redemption expires, and to pay taxes and other charges accrued or to accrue thereon, accounting for the net income only, and applying the same in payment of any part of the indebtedness secured hereby remaining unpaid.

(13) Any part of the security herein described may be released by the Mortgagee without affecting the lien hereof on the remainder; and the security hereof shall not affect or be affected by any other security taken for the same indebtedness, or any part thereof; and the taking of additional security, or the extension of time of payment of said indebtedness, or any part thereof, shall at no time release or impair the security hereof or liability to the Mortgagee.

(14) Notwithstanding any indulgence or extension by Mortgagee in case of default or breach in any provision of this mortgage or the note secured hereby, the Mortgagee may declare the entire mortgage indebtedness due and foreclose this mortgage in case of any subsequent default or breach of a promise, stipulation or covenant contained in this mortgage or the note secured hereby.

(15) If any provision of this instrument be held to be void, it shall not affect the validity of any other provision herein. To the extent permitted by law, they, Mortgagors waive all rights of redemption under this mortgage.

(16) The Mortgagee, as further security for the payment of the debt hereinbefore described, shall be subrogated to the rights of the holders of any and all prior liens and encumbrances on said premises which may be paid out of the proceeds of the loan evidenced herein, even though said liens and encumbrances may be released of record.

(17) All covenants, agreements and provisions contained in this mortgage shall run with the land and be binding upon and inure to the benefit of the Mortgagors and the Mortgagee, and their respective heirs, executors, administrators, successors and assigns. In this mortgage, whenever the context so requires, the masculine, feminine or neuter genders shall include the other genders; the term "person" shall include any individual, partnership, corporation, trustee or unincorporated association; and the singular shall include the plural and the plural, the singular. They, Mortgagors, shall be jointly and severally liable in respect of the covenants of this mortgage.

(18) Any notice which any party hereto may desire or may be required to give to any other party shall be in writing, and the mailing thereof by certified or registered mail to the respective addresses first above set out, or to such other place as any party hereto may designate in writing to any other party, shall constitute service of notice hereunder.