

It is hereby agreed, that should any default be made in the payment of interest on said first mortgage, and such interest remains unpaid and in arrears for ten days or should any suit be commenced to foreclose said first mortgage, then the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time thereafter at the option of the owner or holder of this mortgage.

It is further agreed, generally, that said mortgagee may, at its election, advance and pay any and all sums of money that in its judgement may be necessary to perfect title of said mortgage premises or to preserve or defend the security intended to be given by this mortgage to advance and pay any and all installments or principal or interest on any and all prior mortgage liens and any and all sums of money so advanced and paid, shall bear interest at the rate of which was originally contracted for in this instrument, and they hereby are made part of the mortgage debt hereby secured. The mortgagors hereby expressly agree to pay all and singularly the sums of money together with said interest so advanced or paid by the holder hereof.



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TOGETHER with all and singular the rights, members, benefits and appurtenances to the said premises belonging, or in any wise in them or appertaining.

TO HAVE AND TO HOLD unto and to the said Domestic Loans of Greenville, Inc. their successors heirs and assigns forever

AND we do hereby give and our heirs, executors and assigns forever do hereby agree to execute any further necessary instruments to the said premises in title to which is herein entered, and shall defend all and singular the said premises unto the said Domestic Loans of Greenville, Inc. their successors heirs, executors and assigns forever

AND IT IS AGREED by and between the said parties that if the said mortgagee their heirs, executors or assigns shall pay the sum of Twenty-three thousand five hundred twenty and 00/100ths (\$23,520.00) of the said mortgage debt, and shall deliver the proceeds of the said mortgage, and in default thereof the said Domestic Loans of Greenville, Inc. their successors heirs, executors and assigns may effect a sale of the said premises under this mortgage and the expense thereof, with interest thereon from the date of its payment. And it is further agreed, in the event of such a sale, and contribution between the mortgagee and the said Domestic Loans of Greenville, Inc. their successors heirs, executors and assigns shall be made in accordance with the provisions of the mortgage in force at the time of the sale of the said premises.

AND IT IS AGREED by and between the said parties that if the said mortgagee their heirs, executors or assigns shall pay all taxes and charges on the said premises when the same shall be levied or assessed thereon, Domestic Loans of Greenville, Inc. their successors heirs, executors and assigns shall reimburse themselves under this mortgage for the amount so paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the amount so paid, together with interest thereon, from the date of such payment.

AND IT IS AGREED by and between the said parties that when any default being made in the payment of the interest on the said Note, or of the mortgage, or of the taxes, or of the assessments hereon be mentioned, when the same shall be finally first to be payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured hereby shall not be due, at the option of the said mortgagee, as aforesaid, until the period for the payment of the said debt shall have expired.

AND IT IS AGREED that if the holder of the Note or of the mortgage, or of the taxes, or of the assessments hereon be mentioned, when the same shall be finally first to be payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured hereby shall not be due, at the option of the said mortgagee, as aforesaid, until the period for the payment of the said debt shall have expired.

AND IT IS AGREED by and between the said parties, that should legal proceedings be commenced for the recovery of the debt secured hereby, then and in that event, the said mortgagee as aforesaid shall have the right to have a Receiver appointed of the rents and profits of the said premises, with power to file a bill for sale and proceeds thereon, and after delivery of all of said rents and profits, after being such proceedings, and the execution of the said trust as aforesaid, shall apply the residue of the said rents and profits towards the payment of the debt secured hereby.

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