

31. Change in Taxation. Upon passage after the date of this Mortgage of any law of the State of South Carolina deducting from the value of real property for the purposes of taxation any lien or any indebtedness secured by mortgages or changing in any way the laws for the taxation of mortgages or debts secured by mortgages for State or local purposes or the manner of the collection of any such taxes, and imposing a tax, either directly or indirectly, on this Mortgage or all or any part of the sum secured hereby or the interest thereon, the Mortgagee may declare the whole of the Obligations (without penalty) and the interest accrued thereon, due on a date to be specified by not less than thirty (30) days' written notice to the Mortgagor, but such declaration shall be ineffective if the Mortgagor is permitted by law to pay such tax and Mortgagor pays such tax within such thirty (30) day period, or if the Mortgagor shall pay to the Mortgagee a sum equal to such tax, in addition to all other payments required hereunder, as long as such payment does not result in any penalty or charge to thereby accrue to the Mortgagee.

32. Taxes Imposed on the Mortgagee. The Mortgagor shall pay any taxes except income, franchise, estate or inheritance taxes, or substitutes therefor, imposed on the Mortgagee by reason of its ownership of this Mortgage.

33. No Credit for Taxes. The Mortgagor shall not claim or demand or be entitled to any credit or credits on