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AND	19	
AND	the terms and agreements herein, then this deed of bargain and so AND IT IS LASTLY AGREED, by and between the said pote made.	ale shall cease, determine and be void, otherwise it shall remain in full force and virtue. carties, that the said mortgagor is to hold and enjoy the said premises until default of payment shall
AND	PROVIDED ALWAYS, That it is the true intent and mea administrators shall pay or cause to be paid unto the said mortge	oning of the parties to these presents, that if the said mortgagor,heirs, executors or assigns, the said notes with the interest thereon, if any, when due, and also
AND do hereby bind self-mass and also to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against. The right is hereby given by the mortgager and reserved by the mortgagee, successors or assigns, to make partial release or releases of the security hereunder, agreeable to the mortgagee, without notice to or the consent, approval, or agreement of other parties in interest, which partial release or releases shall not impair any manner the validity of, or priority of this mortgage on the security remaining. AND IT IS AGREED, by and between the parties hereto that the said mortgager shall keep the buildings creeted, or to be creeted, upon said premises insured at the option and to the satisfaction of the mortgagee and will deliver the policies and renewals thereof to said mortgagee. The mortgage has signs and transfers to said mortgagee and right and interest in all policies of insurance carried or to be carried upon said progress. AND IT IS FURTHER AGREED, That the said mortgager will pay all taxes, assessments and charges of every character which are now or which may here here become lious on said premises when due; also all taxes assessed against the mortgagee or its assigns, in the State of South Carolina, on this mortgage or the notes or debt secured hereby, before the same become delinquent, provided the amount of such latter taxes together with the interest on the loan secured hereby, does not exceed the maximum permitted by law to be paid, but if it does the mortgagee may at its option pay the excess or declare the entire debt secured hereby, does not exceed the maximum permitted by law to be paid, but if it does the mortgage may at its option pay the excess or declare the entire debt secured hereby, alone and the mortgage of the said mortgage will be premise and all buildings and other improvements which may be levied against said premises. AND IT IS FURTHER AGREED, That it case the taxes, assessments, charges, liens, insurance p	an attorney-at-law for collection by suit or otherwise, that costs (10) per cent. of the amount involved), shall thereupon become debt secured hereby, and may be recovered and collected hereund	and expenses incurred by the mortgagee, including a reasonable counsel fee (of not less than tended due and payable immediately, or on demand, at the option of the mortgagee, as a part of the ler.
AND	of the Circuit Court of said State, may, at Chambers or otherwi and profits, applying the net proceeds, after paying costs of collec- than the rents and profits actually collected. AND IT IS FURTHER AGREED, That should any legal 1	ise, appoint a Receiver, with authority to take possession of said premises and collect said rents ction, upon said sum or interest secured hereby, without liability to account for anything other proceedings be instituted for the foreclosure of this mortgage, or should the mortgagee become a
AND	any agreement herein, then the entire amount of the debt secure period limited for the payment thereof may not then have expir AND IT IS FURTHER AGREED, That if at any time any	ed or intended to be secured hereby, shall become due, at the option of said mortgagee, although the red. 7 part or whole of said sum or sums secured hereby, or interest thereon, be past due and unpaid,
AND do hereby bind sel and heirs, executors and administrators, to procure or execute any further necessary assurances of the title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said mortgage, its successors and assigns, from and against heirs, executors and administrators, and all other persons lawfully claiming or to claim the same or any part thereof. The right is hereby given by the mortgagor and reserved by the mortgagee, successors or assigns, to make partial release or releases of the security hereunder, agreeable to the mortgagee, without notice to or the consent, approval, or agreement of other parties in interest, which partial release or releases shall not impair in any manner the validity of, or priority of this mortgage on the security remaining. AND IT IS AGREED, by and between the parties hereto that the said mortgagor shall keep the buildings erected, or to be erected, upon said premises insured at the option and to the satisfaction of the mortgagee and will deliver the policies and renewals thereof to said mortgagee. The mortgagor hereby assigns and transfers to said mortgagee all right and interest in all policies of insurance earlied or to be carried upon said property. AND IT IS FURTHER AGREED, That the said mortgagor will pay all taxes, assessments and charges of every character which are now or which may hereafter become liens on said premises when due; also all taxes assessed against the mortgagee or its assigns, in the State of South Carolina, on this mortgage or the notes or debt secured hereby, before the same become delinquent, provided the amount of such latter taxes together with the interest on the loan secured hereby, dues not exceed the maximum permitted by law to be paid, but if it does the mortgagee may at its option pay the excess or declare the entire debt secured hereby due and payable. And the said mortgagor does further agree to pay, when the same become due, all assessments for public improvements which may be	provided, the mortgagee may pay the same and collect the amoun interest at eight per cent. per annum from the date of payment AND IT IS FURTHER AGREED, That upon default being	nt from the mortgagor, immediately, or on demand, at the option of the mortgagee, together with a and this mortgage shall stand as security therefor. made in the payments of any of said notes or the interest on same, or of the insurance premiums.
AND	epair as of this date, and will commit or permit no waste.	
AND do hereby bind sel and heirs, executors and administrators, to procure or execute any further necessary assurances of the title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns from and against and heirs, executors and administrators, and all other persons lawfully claiming or to claim the same or any part thereof agreeable to the mortgagee, without notice to or the consent, approval, or agreement of other parties in interest, which partial release or releases shall not impair any manner the validity of, or priority of this mortgage on the security remaining. AND IT IS AGREED, by and between the parties hereto that the said mortgagor shall keep the buildings erected, or to be creeted, upon said premises insured the option and to the satisfaction of the mortgagee and will deliver the policies and renewals thereof to said mortgagee. The mortgagor hereby assigns and transfers to said mortgagee all right and interest in all policies of insurance carried or to be carried upon said property.	after become liens on said premises when due; also all taxes as notes or debt secured hereby, before the same become delinquent loes not exceed the maximum permitted by law to be paid, but it lue and payable. And the said mortgagor does further agree to	sessed against the mortgagee or its assigns, in the State of South Carolina, on this mortgage or the t, provided the amount of such latter taxes together with the interest on the loan secured hereby f it does the mortgagee may at its option pay the excess or declare the entire debt secured hereby
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TO HAVE AND TO HOLD, all and singular the said premises unto the said mortgagee, its successors and assigns forever.	The right is hereby given by the mortgagor and reserved begreeable to the mortgagee, without notice to or the consent, appear any manner the validity of, or priority of this mortgage on AND IT IS AGREED, by and between the parties hereto that the option and to the satisfaction of the mortgagee and will determine the satisfaction of the mortgage.	by the mortgagee, successors or assigns, to make partial release or releases of the security hereunder proval, or agreement of other parties in interest, which partial release or releases shall not impair the security remaining. That the said mortgagor shall keep the buildings erected, or to be erected, upon said premises insured