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 a said first mortgage, then the amount secured be 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 mortgages may, at this election, advance and pay any and all swis of money that in its judgement may be necessary to perfect title of said mortgaged 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 intrument, and hereby are made part of the mortgage debt hereby secured. The morgagors hereby expressley agree to pay all and singularly the sums of roney together with the said interest so advanced or paid by the holder hereof.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said Domestic Loansof Greenville South Carolina, Inc. It's Sucessors....

AND we do hereby bind our selves and our heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee. Domestic Loans of Greenville, S.C. Inc.

and assigns, from and against US and OHP heirs, executors and administrators

and all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor their heirs, executors, or administrators, shall keep the buildings erected, or to be erected on said premises, insured against loss or damage by fire, for the benefit

of the said mortgagee, for an amount not less than Three Thousand, Three hundred and Twenty-two 57/10 glars, in such company as shall be approved by the said mortgagee, and shall deliver the policy to the said mortgagee, and in default thereof,

the said mortgagee. Domestic Loans of Greenville, S.G. Inc. It's Successors... or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said mortgagee

or assigns shall be entitled to

receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the interest on the aid Note, or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally first become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or

manded to be secured hereby, shall forthwith become due, at the option of the said mortgagee, as aforesaid as aforesaid

AND IT IS AGREED, That if the holder of the Note secured hereby is compelled to pay any taxes upon the debt represented by said note, or by this mortgage, then, and in that event, unless the said taxes are paid by some party other than the said holder, that then the entire amount of the debt secured, or intended to be secured, shall forthwith become due at the option of the said mortgages,

as aforesaid or assigns, although the period for its payment may not then have expired

AND IT IS AGREED, by and between the said parties, that, should legal proceedings ite instituted for the collection of the debt secured hereby, then and in that event, the said mortgagee.

AS aforesadi

or assigns, shall have the right to have a hocciver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the delts secured hereby.