

of the mortgage 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.

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 mortgage 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 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 levied against said premises.

And it is further agreed, That the said mortgagor will keep said premises and all buildings and other improvements thereon in as good condition and repair as of this date, and will commit or permit no waste.

And it is further agreed, That in case the taxes, assessments, charges, liens, insurance premiums, attorney's fees and expenses are not paid as herein provided, the mortgagee may pay the same and collect the amount from the mortgagor, immediately, or on demand, at the option of the mortgagee, together with interest at eight per cent. per annum from the date of payment, and this mortgage shall stand as security therefor.

And it is further agreed, That upon default being made in the payments of any of said notes or the interest on same, or of the insurance premiums or of the taxes, charges, attorney's fees, expenses or assessments, herein mentioned, when the same shall severally become payable, or upon failure to comply with any agreement herein, then the entire amount of the debt secured or intended to be secured hereby, shall become due, at the option of said mortgagee, although the period limited for the payment thereof may not then have expired.

And it is further agreed, That if at any time any

Next Page.