

and expense of such insurance, with interest thereon under this mortgage; and the mortgagee may likewise, in case of such default, declare the entire debt due and payable.

And the mortgagor does further covenant and agree that in default of the payment of any taxes, charges and assessments which may be imposed by law upon the mortgaged premises, or any part thereof, it shall and may be lawful for the said mortgagee, without notice to or demand upon the mortgagor, to pay the amount of such taxes, charges, or assessments, with any expenses attending the same, and any amount so paid, the mortgagee covenants to pay to the said mortgagee, with interest thereon, without notice or demand, and that same shall be a lien upon the premises and be secured by this mortgage, and if not immediately paid the mortgagee may declare said note due and payable.

And in case of default in the payment of said debt or interest thereon, and likewise in case of default in any of the agreements hereinabove set forth, the mortgagor hereby assigns the rents and profits of the above described premises to the mortgagee, and agrees that any Judge of the Circuit Court of said State, may, at Chambers, or otherwise, appoint a receiver with authority to take possession of said premises, and collect the rents and profits, and after paying costs of collection, apply the proceeds to the payment of said debt, interest, costs and expenses, without liability, however, to account for anything more than the rents and profits actually collected.

In the event of the passage after the date of this mortgage of any law of the State of South Carolina, deducting from the value of the land, for the purpose of taxation, any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage, for State or local purposes or the manner of collection of any such taxes so as to affect in any manner, whatsoever, this mortgage or the interest of the mortgagee, the whole of the principal sum secured by this mortgage, together with interest due thereon, shall, at the option of the mortgagee, without notice to the mortgagor, its successors and assigns, become immediately due and payable.

And in case of default in the payment of said debt or interest thereon, and likewise in case of default in any of the agreements hereinabove set forth, the mortgagor hereby assigns the rents and profits of the above described premises to the mortgagee, and agrees that any Judge of the Circuit Court of said State may, at Chambers, or otherwise, appoint a receiver with authority.