[illegible]

[illegible] of the premises against fire and such other hazards as the mortgagee may require, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law, in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

And it is further covenanted and agreed that 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 land for the purpose of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgages or for taxing the mortgagee for the value of the collateral for any such debt, or imposing upon the mortgagee the payment of any tax, lien or assessment on or against the mortgaged premises in connection with the ownership of any such debt, or any part thereof