

him, the said mortgagee, may at its option make payment thereof, and the amounts so paid with interest thereon at Eight per centum per annum shall be added to and become part of the debt secured by this mortgage without waiver of any right arising from breach of any of the covenants, and for such payment with interest as aforesaid the premises hereinbefore described as well as the mortgagor his heirs, legal representatives and assigns, shall be bound to the same extent that they are bound for the payment of the notes herein described.

Third, If default shall be made in the payment of the principal note or the interest notes hereinabove mentioned, or of any part of either, at the respective times therein specified for the payment thereof, or if default be made by the mortgagor in the performance of any of the covenants or agreements contained in this mortgage, the said mortgagee, its successors or assigns, shall have the right forthwith after any such default to enter upon and take possession of the said mortgaged premises and to let the said premises and receive the rents, issues and profits thereof and apply the same, after payments of all necessary charges and expenses on account of the amount hereby secured, and the said mortgagor do as additional security, hereby assign, set over and transfer unto the said mortgagee, its successors and assigns, all the rents, issues and profits of the said mortgaged premises accruing or falling due from and after the service of the summons in any action of foreclosure to which said mortgagee, its successors or assigns, may be parties.

Fourth, 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 purposes of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxation, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall at the option of the mortgagee without notice to any party become immediately due and payable.

Fifth, The whole of said principal sum and the interest accrued shall become due at the option
"next Page."