

may cause the same to be insured in its name, and reimburse itself for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of eight per cent. per annum, from the date of such payment, under this mortgage.

And It Is Further Agreed and Covenanted, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor his Heirs, executors, Administrators or assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable and in case he or they fail to do so the said Mortgagee its successors or assigns may pay said taxes together with any costs or penalties incurred thereon or any part thereof, and reimburse itself or themselves for the same, together with interest on the amount so paid at the rate of eight per cent per annum from the date of such payment under this mortgage.

Provided always nevertheless and it is the true intent and meaning of the parties to these presents, that if the said John Brady Long do and shall well and truly pay, or cause to be paid unto the said The National Bank of Newberry S.C. the said debt or sum of money aforesaid with the interest thereon, if any shall be due, according to the true intent and meaning of the said note, and if any and all renewals thereof in whole or in part, or substitutes therefor and all sums of money provided to be paid by the Mortgagor, his heirs, Executors, Administrators or assigns, together with the interest thereon, if any shall be due, under the covenants of this mortgage, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

And it is agreed by and between the said parties, that the said John Brady Long, are to hold and enjoy the said premises until default of payment shall be made. And it is further agreed and Covenanted, between the said parties, that in case the debt secured by the mortgage, or any part thereof, is collected by suit or action, or this mortgage be foreclosed, or put into the hands of an Attorney for collection, suit, action or foreclosure, the said Mortgagor his heirs, Executors, Administrators or assigns, shall be chargeable with all costs of collection, including ten per cent of the principal and interest on the