

claim the same, or any part thereof. And it is Agreed by and between the said parties, that the said, Heirs Executors or Administrators, shall and will insure the house and buildings on said lot, and keep the same insured from loss or damage by fire, and assign the Policy of insurance to the said - and in case that - or - shall at any time neglect or fail so to do, then the said - may cause the same to be insured in - name and reimburse - for the premium and expenses of such insurance together with interest on the amount so paid at the rate of - 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 the said mortgagor fail to do so the Mortgagee their Executors, Administrators or assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof and reimburse itself for the same together with interest on the amount so paid at the rate of - 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 B. C. Beer do and shall well and truly pay, or cause to be paid, unto said South Carolina Agricultural Loan Association its Successors and assigns, 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 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 B. C. Beer 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 this 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 - per cent of the principal and interest on the amount involved as Attorney's fees which shall be due and payable at once, which charges and fees together