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the said Mortgagee, its successors or assigns, the said sum of money mention	heirs, executors, administrators, successors or assigns, shall pay unto ned in the condition of the said bond or obligation, and the interest thereon, at the time
and in the manner therein specified, then these presents and the estate hereby AND the said Mortgagee, its successors, legal representatives or assigns,	granted shall cease, determine and be void. shall also be at liberty, immediately after any such default, upon a complaint filed or
without consideration of the value of the mortgaged premises as security for	s mortgage, to apply for, and the said Mortgagee shall be entitled as a matter of right, the amounts due the Mortgagee, or of the solvency of any person or persons bonded or Tribunal, without notice to any party, of a Receiver of the rents, issues and profits
of the said premises with power to lease the said premises, or such part thereof	as may not then be under lease, and with such other powers as may be deemed necessary, the said trust as receiver, shall apply the residue of the said rents and profits to the
payment and satisfaction of the amount remaining secured hereby, or to any	deficiency which may exist after applying the proceeds of the sale of the said and a reasonable attorney's fee for the foreclosure and sale; and said rents and profits
are hereby, in the event of any default or defaults in the payment of said passigned to the said Mortgagee its successors or assigns, who shall have the	rincipal and interest, or any tax, assessment, water rate, or insurance, pledged and right forthwith after any such default to enter upon and take possession of the said
expenses on account of the amount hereby secured.	and profits thereof, and apply the same, after payment of all necessary charges and
gagee its successors legal representatives or assigns, after default in the paymen	ents that the whole of said principal sum shall become due at the option of the said Mort- nt of interest for thirty days or after default in the payment of any tax, assessment or or after default in the payment of any installment hereinbefore mentioned or immediately
upon the actual or threatened demolition or removal of any building erected	on said premises. cipal sum and the interest shall become due, at the option of the said Mortgagee, upon
failure of any owner of the above described premises to comply with the requir	ements of any Department of the City of
owner of said premises by the said Mortgagee, or it, the said premises are no	within thirty days after notice of such requirement shall have been given to the then t maintained in as good a state of repair as they were at the date of this mortgage,
reasonable depreciation alone excepted, and within sixty days after uotice, by said premises in as good a state of repair as they were at the date of this me	the Mortgagee to the owner to repair said premises, the owner shall fail to put the ortgage, reasonable depreciation alone excepted. The Mortgagee shall be the sole judge
as to what constitutes such state of repair or reasonable depreciation. AND it is further covenanted and agreed by the said parties, that if def	ault be made in the payment of the indebtedness as herein provided or of any part
contrary notwithstanding.	according to law; said premises may be sold in one parcel, any provision of law to the the buildings on said premises constantly insured for the benefit of the Mortgagee,
against loss by fire and tornado, in such manner and in such companies and for	or such amounts as may be satisfactory to the Mortgagee, until the debt hereby secured Mortgagee and deliver renewals thereof to the said The Woodside National Bank,
	same, marked "PAID" by the agent or company issuing the same. In the event the
Mortgagor	heirs, executors, administrators, successors or assigns, shall for any reason
so elects, may have such insurance written and pay the premium, thereon, and	rance to the said Mortgagee, or fail to pay the premiums thereon, the Mortgagee, if it any premiums so paid shall be secured by this mortgage and repaid by the Mort-
ment by the Mortgagee. In default thereof, the whole principal sum and inte	heirs, executors, administrators, successors or assigns, within ten days after pay- erest and insurance premium with interest on such sum paid for such insurance from
the date of payment may be and shall become due at the election of the said M	ortgagee, its successors or assigns, anything herein to the contrary notwithstanding.
over either wholly or in part, to the said Mortgagor	applied by it toward payment of the amount hereby secured; or the same may be paid successors, heirs or assigns, to enable
such parties to repair said buildings or to erect new buildings in their place, lien of this mortgagt for the full amount secured thereby before such damage by	or for any other purpose or object satisfactory to the Mortgagee, without affecting the by fire or tornado, or such payment over, took place.
ing from the value of land, for the purpose of taxation any lien thereon, or	ge, after the date of this mortgage, of any law of the State of South Carolina deduct- changing in any way the laws now in force for the taxation of mortgages or debts ion of any such taxes, so as to affect this mortgage, the whole of the principal sum
secured by mortgage for State or local purposes, or the manner of the conect secured by this mortgage, together with the interest due thereon, shall, at the and payable.	option of the said Mortgagee, without notice to any party, become immediately due
AND it is further covenanted and agreed that the mailing of a written	notice and demand by depositing it in any post-office, station, or letter-box, enclosed in mises, and directed to said owner at the last address actually furnished to the holder
of this mortgage, or in default thereof, directed to said owner at said mortgage ment, and required by the provisions thereof or the requirements of the law.	ed premises, shall be sufficient notice and demand in any case arising under this instru-
which may be imposed by law upon the said	t of the payment by said Mortgagor of all or any taxes, charges and assessmentsmortgaged premises or any part thereof, it shall and may be lawful for the said
Mortgagee, its successors, legal representatives and assigns, to pay the amount of	f any such tax, charge or assessment with any expenses attending the same; and any
with interest thereon and the same shall be a lieu on the said premises and	be secured by the said bond and by these presents; and the whole amount hereby secured, and payable forthwith. And the said Mortgagor do.e.e./further covenant and agree
will execute or procure any further nec	essary assurance of the title to said premises and will forever warrant said title.
otherwise, in case of any default in the covenants and agreements herein con	the said obligation be placed in the hands of an attorney for collection, by suit or
for and the came shall be a lien on the said premises and he segured by this r	nortgage and payment thereof enforced in the same manner as the principal obligation.
fee, and the same shall be a lien on the said premises and be secured by this r IN WITNESS WHEREOF,	hortgage, and payment thereof enforced in the same manner as the principal obligation. Rave Research Setsmy Races and
in Witness Whereof, I have be secured by this result this the 10th day of april in	have Research Lets my have all the same manner as the principal obligation. The year ofour! Lord why thousand
in witness whereof, the law of april in the said premises and be secured by this reaches the loth day of april in the law of a	The year of aux for the one hundred
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