

or damaged by fire, the said mortgagee, its Successors or Assigns, shall have the right to apply the moneys collected from the insurance in payment of the debt secured hereby whether due or not.

(3) And it is further covenanted, That if the said mortgagor her heirs, executors, administrators or assigns, shall fail to pay said taxes and assessments, or shall fail to procure and keep up said insurance as herein agreed then said mortgagee, its successors or assigns, may pay said taxes and assessments and effect said insurance and charge the same so paid against said mortgagor her heirs, executors, administrators, or assigns, and said premises, and the money so advanced for the payment of such taxes, assessments, insurance or any charge of whatsoever nature on the property hereby conveyed shall be added to the mortgage debt, and the repayment thereof with interest at the rate of eight per cent, per annum, shall be secured by this mortgage and shall be forthwith due and payable, and the said mortgagee its successors or assigns shall be subrogated to all the rights of the persons to whom such payments have been made.

(4) And it is further covenanted, That if the said mortgagor her heirs, executors, administrators or assigns, shall make such payments as herein specified, then this mortgage shall be void, but if the said mortgagor her heirs, executors, administrators or assigns, shall fail to keep any of the covenants herein contained or to pay any of said moneys as they become due and payable by the terms of said note - as stipulated to be paid herein or if default be made in the payment of said taxes or assessments, or if default be made in the said insurance agreement as provided herein or if the buildings and improvements are not kept in good repair or in case any tax or assessment is assessed within the State of South Carolina against the debt or note - secured hereby or the interest in said premises of said mortgagee, its Successors or Assigns, or upon the rendering by any Court of competent jurisdiction of a decision that the undertaking by the mortgagor as herein provided to pay any tax or taxes is legally inoperative, then at the option of said mortgagee or its successors or assigns, the whole indebtedness and all sums secured by the mortgage to-wit: The principal and interest then accrued on said note - and all