

receivership, apply the proceeds to the payment of the costs and expenses of his action, and the remainder pro rata on the indebtedness, without liability, however, to account for anything more than the rents and profits actually collected.

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 the land for the purpose of taxation any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of collection of any such taxes so as to affect in any manner whatsoever this mortgage or the interest of the mortgage, or of the holders of notes secured hereby, the whole of the principal sum secured by this mortgage, together with interest due thereon, shall at the option of the mortgagee, without notice to the mortgagor, his heirs, Executors, Administrators or Assigns, become immediately due and payable.

In Case it should become necessary or advisable to institute foreclosure proceedings, or to appear in any suit for the purpose of foreclosing this mortgage, the Trustee shall be permitted to employ counsel and to incur such other reasonable expenses as may be necessary for the protection of the interests and enforcement of the rights of the note holders; the Attorney's fees in such case shall be ten percent (10%) of the mortgage indebtedness, and the Trustee shall itself be entitled to a commission of five (5%) per cent upon such indebtedness to cover all services rendered in connection with the foreclosure of this loan. And said expenses shall be a lien upon said premises, payable in priority to the notes

Should there be default in the payment of any of said notes, or any part thereof, for a period of fifteen days, or should there be default in any of the agreements or covenants contained in this mortgage for a period of fifteen days, the Trustee may, on giving ten days written notice

(Over)