

mortgage shall be a lien on the mortgaged premises and be secured by the note and this mortgage; and the whole amount hereby secured, if not then due, shall thereupon, if the mortgagee so elect, become due and payable forthwith, anything herein contained to the contrary notwithstanding. 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 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 mortgagee, 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, heirs, executors, administrators or assigns, become immediately due and payable.

And the said mortgagor agree to keep the house and buildings on the said lot in good condition and repair and to insure the same in a sum of not less than forty-five hundred dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire and assign the policy or policies of insurance to the said mortgagee, and to furnish to the mortgagee at least seven (7) days before the expiration of any policy a renewal thereof; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest at the rate named in said mortgage.

And if at any time the mortgagor 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 in South Carolina against the debt or note secured hereby, or the interest in said premises of said mortgagor, 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