

And it is agreed, by and between the said parties, that the said mortgagor, her heirs, executors or administrators, shall and will forthwith insure the house and building on said land, and keep the same insured from loss or damage by fire in the sum of a reasonable amount, dollars with loss clause, payable to the said mortgagee and assignee; and in case he or they shall at any time neglect or fail so to do, then the said mortgagee or assignee may cause the same to be insured in its or their own name, and reimburse itself or themselves for the premiums and expenses of such insurance under the mortgage, the sums so paid being immediately due.

And it is further agreed that the said mortgagor, her heirs, executors, administrators or assignee shall not do or suffer any act to be done in, upon or about said premises, or any part thereof, whereby the value of said mortgaged property shall be impaired or weakened as to security for said debt; and shall promptly pay all taxes and assessments lawfully levied thereon.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if I, the said Lizzie Campbell, do and shall well and truly pay or cause to be paid unto the said First National Bank of Greer, S.C., its successors or assignee the said note and any and all renewals thereof with interest thereon if any shall be due, according to the true intent and meaning of the same, and all insurance premiums and taxes then this deed of bargain and sale shall cease, determine and be utterly null and void. But in case of the nonpayment of the said note and any and all renewals thereof, with the interest thereon or any part thereof or any part of the interest so to become due, according to the true intent and meaning of the said note and renewals thereof, or in case the said mortgagor, her heirs, executors, or administrators shall neglect or fail to pay the taxes upon the said property or shall neglect or fail to insure the house and building on said land, and keep the same insured as aforesaid, then upon the violation of any or all of said covenants and agreements, the whole amount of said debt, at the option of the lawful holder thereof shall become due and collectible at once anything hereinbefore or in said obligation contained to the contrary notwithstanding and it shall and may be lawful for the said mortgagee, its successors and assignee, and the said mortgagor do hereby empower and authorize the said mortgagee, its successors and