

Successors and assigns, from and against myself and my heirs, executors, administrators and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof. And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than fifteen thousand (\$15,000.00) 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 of insurance to the said mortgagee, and to deliver all renewal policies to the mortgagee at its home office, in the City of New York, at least three days before the expiration of the old policies, and the said mortgagor agrees that in the event that he should at any time fail to keep in force the insurance as above provided, or fail to deliver the renewal policies as above provided, then the said mortgagee may pay the insurance premiums and cause the premises to be insured in its name and reimburse itself for the premium and expense of such insurance, with interest, under this mortgage. And the said mortgagor does further agree to pay all taxes, assessments and water rates which may be levied against and which may become liens upon said mortgaged premises; and in the event that the said mortgagor shall fail to pay any of such taxes, assessments or water rates, then the said mortgagee may pay the same, including any penalty and reimburse itself, with interest, under this mortgage. And the said mortgagee does further agree to protect the said mortgagee from any loss on this investment on account of any taxation of mortgages, direct or indirect, which may be imposed by any future legislation in the State of South Carolina. And the said mortgagor does further covenant and agree that if he should fail to keep in force the insurance, or should fail to deliver any renewal policies, or should fail to pay any taxes, assessments or water rates as hereinabove provided, or in case any taxes upon mortgages, direct or indirect, should be at any time imposed by the laws of the State of South Carolina, then, and in either of said events the said mortgagee may, at its option, declare the full amount of principal and accrued interest immediately due and payable, and may at once foreclose