

said The mortgage company of Maryland Inc. its Successors and assigns, forever, and I do hereby bind myself and my heirs executors and administrators, to warrant and forever defend all and singular the said premises unto the said The mortgage company of Maryland Inc. its Successors and assigns from and against me and my heirs, executors, administrators and assigns and all others whomsoever, lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to pay when due all taxes and assessments which may be imposed by law upon said mortgaged premises and to deliver to the mortgagee, at its office in Baltimore, Maryland, twenty (20) days after such taxes or assessments become due and payable, receipts showing such payments, and upon default in making such payments or delivering such receipts, the mortgagee without notice to or demand upon, the mortgagor may at its option pay the amount of any such tax or assessment, with any expenses attending payment thereof, and the same with interest at the rate named in said 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 debt 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 mortgagees the whole of the principal sum secured by this mortgage, together with interest.