

or be put to, including, and in addition to, attorney's fee, as provided in the said note, for collecting the said debt or sum of money and interest thereon, by demand of attorney or by legal proceedings, or for protecting or enforcing through especially employed attorneys and agents, and by legal proceedings or otherwise any of its rights under the provisions of this mortgage, all of which said costs and expenses are hereby made a part of the debt herein secured; (b) will execute and cause to be executed such further assurances of title to the said real estate, and take, and cause to be taken such steps, including legal proceedings, as may at any time appear to the Mortgagee to be desirable to perfect its title to the said real estate free from any defect, cloud or incumbrance; (c) will pay all taxes and charges assessed on said real estate before the same shall become delinquent, and immediately thereafter exhibit to the Mortgagee official receipts showing the payment of same; (d) will, at his own expense, during the continuances of this debt, keep the buildings on said real estate constantly insured against loss by fire, in some responsible stock fire insurance company or companies satisfactory to the Mortgagee, for an amount not less than Twenty-Three Hundred & no/100 Dollars (\$2300.00), with the loss, if any, payable under New York Standard Mortgage Clause with contribution clause stricken, or a substantially similar clause, to the Mortgagee, as its interest may appear, and will pay the premium or premiums on the policy or policies in advance, and deliver the policy or policies as additional security, and where renewal policies are necessary in the performance of this covenant will deliver them to the Mortgagee at least ten days before the expiration of the existing insurance, (and the avails of said insurance, if any loss occurs, shall, at the option of the Mortgagee, be applied to the payment of the debt hereby secured, or applied to the restoration of said improvements); (e) will not permit or commit any waste of said real estate, nor alter, tear down or remove any buildings or other improvements on said real estate, and especially will not cut or permit any cutting of timber except for the necessary and ordinary requirements of said real estate, and will keep all the said buildings and other improvements in as good condition of repair as they now are, and should there be impairment or deterioration in their value, in the opinion of the Mortgagee, will immediately, upon demand, make such repairs as to the Mortgagee may seem necessary and reasonable. And if the Mortgagor shall fail to pay the said taxes and charges, or to execute said assurances of title or take such steps as may seem desirable to the Mortgagee to perfect its title to said real estate, free from any defect, cloud or encumbrance, or to keep the buildings on said real estate constantly insured as in hereinbefore stipulated or shall permit or commit said waste, or alter, tear down, or remove any of said buildings or other improvements, or cut or permit the said cutting of timber beyond the necessary and ordinary requirements of said real estate, or fail to keep said buildings in as good condition of repair as they now are, or to make such repairs as to the Mortgagee may seem necessary and reasonable, the Mortgagee, may, at its option, without notice, pay the said taxes and charges, and take such steps as may seem to it to be desirable to perfect its title to said real estate free from any defect, cloud or encumbrance, and effect or renew said insurance at Richmond, Va., for such period and in such Company, as it may deem advisable, and pay any premiums becoming due thereon, and take such steps as may be necessary to prevent said waste, impairment or deterioration, or improper cutting of timber, or to keep said buildings in as good condition as they now are or make said repairs; and all amounts paid out by it in connection with the same shall thereupon become a part of the debt herein secured and with interest at the rate of eight per centum per annum until paid, shall become due and payable at the expiration of a period of thirty days thereafter.

SECOND: That in the event of (a) default for thirty (30) days in the payment of any installment or principal or interest as above provided when the same shall have become due and payable (or of any renewal notes, if any renewal notes be executed and accepted in lieu of any original notes); or (b) default in the performance of any one or more of the covenants and agreements of the Mortgagor herein contained; or (c) the Mortgagor being adjudicated a bankrupt or insolvent; or (d) the passage of laws which, or the decision by any Court of Record of the State of South Carolina that the present laws authorize the taxation by the State of South Carolina or any governmental subdivision of the said State, of the note in the hands of a non-resident holder or of the estate of the Mortgagee in the real estate hereby conveyed or of this mortgage, against the Mortgagee; or (e) the passage of laws, or the decision by any Court of Record of the State of South Carolina rendering or declaring any of the covenants and agreements in the note or in this mortgage, or any covenants and agreements substantially similar thereto to be void, voidable or inoperative; or (f) the conveying of said real estate without the consent in writing of the Mortgagee: Then the Mortgagor hereby grants to the Mortgagee the right and privilege to declare the whole debt hereby secured immediately due and payable and collectible under this mortgage, and upon such declaration then the note representing the principal debt and accrued interest thereon shall at once become due and payable, anything herein or therein contained to the contrary notwithstanding, for time is of the very essence of this contract. Such declaration shall be mailed by postpaid first-class but unregistered mail to the last address of the Mortgagor furnished to the Mortgagee, and shall be effective when so mailed, whether or not it shall be received, and any notice in respect to any matter arising under this instrument shall be deemed sufficiently given if it shall have been so mailed. And the failure to exercise this right on any one or more occasions