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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 mortgagor 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 its mortgage.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, I hereby assign the rents and profits of the above described premises to the mortgagee, or its successors and assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a Receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds (after paying all costs of collection) upon said debt, interest, costs and expenses, without liability to account for anything more than the rents and profits actually collected.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if I, the said mortgagor, do and shall well and truly pay, or cause to be paid, unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise, to remain in full force and effect.

And it is agreed by and between the said parties that the said mortgagor is to hold and enjoy the said premises until default of payment shall be made.

Witness my hand and seal this 28th day of April, in the year of our Lord one thousand nine hundred and thirty-one, and in the one hundred and fifty-fifth year of the Independence of the United States of America.

Signed, sealed and delivered)
in the presence of:) Etta B. Burgiss (LS)
Eunice D. Shelton)
W. W. Wilkins)

(over)