

the mortgagee at his or its option at the request of the then owners of the mortgaged property, or at the request of any party bound thereon, without the consent of or notice to other parties bound thereon and without releasing them from any liability then existing.

14. AND IT IS FURTHER COVENANTED, That in the event of the passage after 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 now in force for the taxation of mortgages for state or local purposes or the manner in the collection of any such taxes so as to make it obligatory on the mortgagee to pay such tax, then the whole of the principal sum secured by the mortgage together with the interest accrued thereon shall, at the option of the mortgagee after thirty days notice to mortgagor, become due and payable.

15. AND IT IS FURTHER COVENANTED, That if the said mortgagor shall keep such covenants and shall make such payments as herein specified, then this Mortgage shall be void, but if the said mortgagor shall fail to keep any of the covenants herein contained, or to pay any of said moneys as they become due and payable by the terms of said Note, as stipulated to be paid herein, or if default be made in the payment of said taxes or assessments; or if default be made in the said insurance agreement as provided herein; or if the buildings and improvements are not kept in good repairs; or in case any tax or assessment is assessed within the State of South Carolina against the debt or Note secured hereby, or the interest in said premises of said mortgagee, its successors or assigns; or upon the rendering by any Court of competent jurisdiction of a decision that the under taking by the mortgagor, as herein provided, to pay any tax or taxes is legally inoperative, then at the option of the said mortgagee,