

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, or its successors or assigns, the whole indebtedness and all sums secured by the mortgage, to-wit: The principal and interest then accrued on said Note and all advances made to or on account of the mortgagor herein for taxes, assessments, premiums of insurance and charges of any kind, shall at once become due and payable without notice, and the money due on said Note, and for advances as aforesaid, shall then become due and this Mortgage may be foreclosed for the whole amount of said moneys, interest, costs and attorney's fees.

16. AND IT IS FURTHER COVENANTED, That the said mortgagor shall hold and enjoy the said premises until default of payments as provided in said Note, or a breach of some of the covenants of this mortgage shall be made.

17. IT IS UNDERSTOOD AND AGREED, That the word "Mortgagor" wherever used herein shall refer to and be taken to mean; the party or parties, or the corporation who executes this Mortgage, and that all covenants and undertakings herein set forth to be observed or performed by or otherwise affecting such mortgagor shall bind such mortgagor, his heirs, executors, administrators and assigns, or if a corporation, then its successors and assigns.

18. IT IS UNDERSTOOD, That where the term "Mortgagee" is used in this instrument, such term shall be deemed to mean Cameron-Brown Company, its successors and assigns.