

interest in leases given as additional security for this loan shall constitute an event of default under this Mortgage.

Upon the condemnation of the premises or improvements or any part thereof, the entire unpaid balance of the Note secured hereby shall, at the option of the Mortgagee, at once become due and payable, and any awards paid for such taking is hereby assigned to the Mortgagee to further secure the above referred to indebtedness, and Mortgagee is hereby authorized and empowered (but not required) to collect and receive such awards and is authorized to apply it in whole or in part in reduction of the then outstanding debt secured by this Mortgage, notwithstanding the fact that the same may not then be due and payable. Any amounts so applied to principal shall be applied to the principal last maturing hereon. Mortgagors agree to execute such further assignments of any such awards as the Mortgagee may require.

None of the property hereinabove described will be conveyed or transferred while this Mortgage is in effect, unless the Mortgagee shall have given its consent in writing thereto.

In the event of the passage after the date of this instrument of any law of the State of South Carolina deducting from the value of the land for the purposes of taxation any lien thereon, or providing or changing in any way the laws now in force for the taxation of mortgages or debts secured thereby, for state or local purposes or the manner of the collection of any such taxes so as to affect the interest of the Mortgagee, the whole sum secured by this instrument with interest thereon, at the option of the Mortgagee, shall immediately become due, payable and collectible without notice to any party.

The Mortgagee shall have the right, after default in any of the terms, covenants or agreements herein contained, or contained in the aforesaid Note, to the appointment of a receiver to collect the rents and profits from the premises hereinbefore described without consideration of the value of the premises or the solvency of any person liable for the payment of the amounts then owing, and all amounts collected by the receiver shall, after expenses of the receivership, be applied to the payment of the indebtedness hereby secured, and the Mortgagee, at its option, in lieu of an appointment of a receiver, shall have the right to do the same. If such receiver should be appointed, or if there