

and clear of all liens and encumbrances and that he will forever warrant and defend the title thereto, against the claims of any and all persons whomsoever.

Second, That, so long as the indebtedness secured to be paid under this deed of trust, or any part thereof, remains unpaid, and as additional security for the payment thereof, he will procure and keep in force insurance upon the improvements now or hereafter erected upon the above described real estate, insuring the same against loss or damage by fire in reputable and solvent insurance company or companies authorized to do business in South Carolina, subject to the approval of said Trustees, for an amount of not less than \$10,000.00, with loss, if any, made payable to the said Trustees as the interest thereof may appear at the time of any such loss, and will deliver such policy or policies of insurance to the said Trustees.

Third, That he shall and will provide for and pay the principal and interest of and upon the notes hereinbefore recited and described, as the same become due and payable, and that he will fully pay off, satisfy and discharge (so long as the indebtedness secured to be paid under this deed of trust, or any part thereof, remains unpaid) all assessments, taxes and charges that are or shall be lawfully assessed, charged or imposed upon or against the above described real estate, or any part thereof, and before the same or any thereof become delinquent; and will deliver to the Trustees annually on demand therefor, the receipts of the proper officials or persons, showing the payment of all such assessments, taxes and charges.

Fourth, That in case he shall neglect or refuse this to insure, and secure to the Trustees the beneficial interest in such policy or policies of insurance, or to pay any assessments, taxes or charges as aforesaid, the Trustees, at their option, may cause insurance to be effected in such companies and in such manner as the Trustees may seem best, and may pay any such assessments, taxes and charges, or pay any other sum or sums of money that shall be deemed necessary for the protection of the lien of this deed of trust, and to keep the same a first lien upon the said real estate and thereupon the said party of the first part shall and will on demand therefor

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