

And it is further agreed that Steedly Clinic and Sanitarium, its successors and assigns, shall and will forthwith insure the buildings upon its land and keep the same insured against loss or damage by fire in the sum of Seventy-Five Thousand (\$75,000.00) Dollars, in Companies satisfactory to the Trustee, and to be assigned to said Trustee herein under what is known as "Standard Mortgage Clause"; to be held by the said Trustee for the pro rata protection of said bonds and coupons. And in case said Steedly Clinic and Sanitarium shall fail or neglect to take out or keep in force the said insurance as stipulated herein, then the said Trustee may cause said insurance to be taken out for the protection of said bonds and coupons and charge against Steedly Clinic and Sanitarium the premium, or premiums, paid by it, with interest thereon to be reimbursed out of any moneys of said Steedly Clinic and Sanitarium coming into its hands, or to be charged as expense under this mortgage, and to be secured by the same as a first lien upon said premises, and proceeds realized from any sale thereof.

And the mortgagor does hereby agree that it will deposit in Greer Bank & Trust Company a sum sufficient to pay the semi-annual interest, on the 15th days of October and April during the currency of this mortgage. The mortgagor further agrees on demand of the Trustee, to pay any costs, expenses and liabilities which may be incurred in the execution of this trust, or in protecting the interest of the holder of said bonds, and until so paid the Trustee shall be entitled to a lien under this mortgage for any such costs and expenses.

And it is further agreed by and between said parties that Steedly Clinic and Sanitarium, its successors and assigns, shall and will at all times during the continuance of this mortgage, pay and discharge all taxes and assessments upon or against the said premises, or any part thereof as the same shall become due and payable, and should it neglect to do so, then the said Trustee may pay the same and reimburse itself for the amounts so paid with interest out of any funds coming or to come into its hands, and if it has no such funds, then the amounts so paid with interest shall be added to the mortgage debt and shall be secured by this mortgage as a first lien upon the mortgaged premises and the proceeds of sale derived there-

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