

4. That it will keep the improvements now existing or hereafter erected on the mortgaged property insured against loss by fire and such other hazards, including war damage, as may be required from time to time by the Mortgagee, in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and will promptly pay the premiums therefor when due; and that all such policies, and renewals thereof, shall be held by the Mortgagee and shall have attached thereto loss payable clauses in favor of, and in form acceptable to, the Mortgagee. In the event of loss, the Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee, at its option, either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event of foreclosure of this mortgage, or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

5. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein; and that all sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing.

6. That the Mortgagor will comply with all requirements of any Department of the City of Greenville, South Carolina, within thirty (30) days after notice of such requirement has been given to it by the said City or by the Mortgagee.

7. That it has, by separate instrument, assigned, and by these presents does assign, all the rents, issues and profits of the mortgaged premises to the Mortgagee, and on default in the payment of principal or interest or of any other condition or covenant of this note and mortgage, the Mortgagee shall have the right to collect said rents from the persons occupying the premises, or at its option, to have a receiver appointed, who after deducting all charges and expenses attending such proceedings and the execution of its trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

8. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default in this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.