

Mortgagor further covenants and agrees that until such time as the loan secured by the Mortgage is paid in full, it will maintain at all times a ratio between current assets and current liabilities of at least 1:1, and that no dividends shall be declared or paid by Mortgagor during said time unless such action becomes necessary to avoid a penalty for undistributed profits and without the written consent of Mortgagee.

15. Mortgagor further covenants and agrees that it will cause certain insurance policies on the life of Hamish Turner and owned by Carolina Scenic Stages or Mortgagor to be assigned to Mortgagee as additional security for the Note hereinabove referred to and will until said Note has been paid in full, pay or cause to be paid, the premiums on said insurance, said insurance policies being issued by the companies, bearing the numbers, issue dates, types of policies and amounts, as hereinafter set out:

<u>Name of Company</u>	<u>Policy No.</u>	<u>Date Issued</u>	<u>Plan</u>	<u>Amount</u>
Lincoln National Life Ins. Co.	993523	5/29/46	Ord. Life	\$25,000.00
	993524	5/29/46	Ord. Life	25,000.00
Aetna Life Ins. Co.	879651	10/8/46	Ord. Life	25,000.00
Life Ins. Co. of Virginia	459781	9/6/46	Ord. Life	25,000.00
National Life of Vermont	825460	9/6/46	Ord. Life	25,000.00
Aetna Life Ins. Co.	1995414	4/10/58	Ord. Life	<u>50,000.00</u>
			Total	\$175,000.00

These policies are now subject to policy loans in the total sum of approximately Twenty-six Thousand Dollars (\$26,000.00).

16. That should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the Mortgagee, its successors and assigns shall have the right to have a Receiver appointed of the rents and proceeds of the above described premises, who, after deducting all charges and expenses attending