

premises as security for the amount due the mortgagee, or the solvency of any person or persons, firm or corporation, liable for the payment of such amount.

AND IT IS AGREED, by and between the said parties, that the said mortgagor, its successors or assigns, shall and will insure the buildings on said premises and keep the same insured from loss or damage by fire, the perils covered by the standard Extended Coverage Endorsement or other hazards, that may be from time to time required by the mortgagee, and assign the Policy of Insurance to the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its successors or assigns, and in case they shall, at any time, neglect or fail so to do, then the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of seven (7%) per cent per annum, from the date of such payment, under this mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said mortgagor, its successors or assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case it fails to do so, the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its successors or assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of seven (7%) per cent per annum, from the date of such payment, under this mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor, Pleasantburg Shopping Center, Inc., does and shall well and truly pay, or cause to be paid, unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note and conditions thereof and all sums of money provided to be paid by the mortgagor, its successors and assigns, together with the interest thereon, if any shall be due, under the covenants of this mortgage, then this Deed of Bargain and Sale shall cease, determine, and be utterly null