

2. To pay, when due, all sums secured hereby.

3. Not to abandon the premises; to keep the premises in good condition and repair and not to commit or suffer waste; to pay for and complete within a reasonable time any building at any time in the process of erection upon the premises; to promptly repair restore or rebuild any building or improvement now or hereafter on the premises which may become damaged or destroyed; to refrain from impairing or diminishing the value of the security; to make no material alterations of the premises; and, if the premises are used or usable for agricultural purposes, to cut no trees on the premises, except for domestic purposes.

4. To comply with all requirements of law or municipal ordinances governing the premises and the use thereof; and to permit Mortgagee to inspect the premises at all reasonable times.

5. To keep the premises free from mechanics' or other liens or claims for liens of any kind; to pay when due any indebtedness which may be secured by a lien or charge on the premises; and, upon request, to exhibit to Mortgagee satisfactory evidence of the payment and discharge of such liens or claims. Provided, however, that in lieu of the payment and discharge of such liens or claims, other than any lien or claim which has or might attain priority over this Mortgage, Mortgagor shall have the right to furnish bond or other security, in form acceptable to the Mortgagee, indemnifying Mortgagee against loss by reason of such liens or claims.

6. To pay, ten days before any penalty attaches, all general taxes and to pay, when due, all special taxes, special assessments, water charges, drainage charges, sewer service charges and other charges against the premises, of any kind whatsoever, which may be levied, assessed, charged, or imposed upon the premises, or any part thereof.

7. To pay promptly all taxes and assessments assessed or levied under and by virtue of any state, federal or municipal law or regulation hereafter passed against Mortgagee upon this Mortgage or the debt hereby secured or upon its interest under this Mortgage, provided, however, that the total amount so paid for in such taxes pursuant to this paragraph together with the interest payable on the indebtedness shall not at the time exceed any applicable limitation of the law of South Carolina, and provided, further, that in the event of the passage of any such law or regulation, the entire indebtedness secured by this Mortgage shall thereupon become immediately due and payable at the option of the Mortgagee. In the event of the rendering of any court of competent jurisdiction of a decision that the undertaking by Mortgagor as herein provided to pay such taxes is lawfully inoperative, then unless Mortgagor nevertheless can pay any such tax without subjecting Mortgagee to any forfeiture or penalty, and Mortgagor does so pay, the entire indebtedness secured by this Mortgage shall as provided above become immediately due and payable at the option of the Mortgagee.

8. To exhibit to Mortgagee, at least annually and at any time upon request, official receipts showing full payment of all taxes, assessments and charges which Mortgagor is required or shall elect to pay hereunder.

9. To deliver to Mortgagee all original leases (hereinafter assigned) which Mortgagee may at any time request, with proper assignments thereof; and neither to procure, permit nor accept any prepayment of any rent for periods in excess of three months, nor to release any tenant from any obligation, at any time while the indebtedness secured hereby remains unpaid, without Mortgagee's written consent.

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