

10. The Mortgagor agrees to pay to the Mortgagee, to the extent requested by the Mortgagee, on dates upon which interest is payable, such amounts as the Mortgagee from time to time estimates as necessary to create and maintain a reserve from which to pay before the same become due, all taxes, assessments, liens and charges on or against the property hereby mortgaged, and premiums for insurance as are herein covenanted to be furnished by the Mortgagor. Payments from said reserve fund for said purposes may be made by the Mortgagee at its discretion, even though subsequent owners of the property described herein may benefit thereby. In the event of any default under the terms of this mortgage, any part or all of said reserve fund may be applied to any part of the indebtedness hereby secured and in refunding any part of said reserve fund, the Mortgagee may deal with whomsoever is represented to be the owners of said property at that time.

11. To operate such property at all times as an office building and not to acquire any fixtures, equipment, furnishings or apparatus covered by this mortgage subject to any security interest or other charge or lien taking precedence over this mortgage.

12. Mortgagor will deliver to the Mortgagee a statement of annual income and expenses, in detail satisfactory to the Mortgagee, in connection with the mortgaged premises within ninety (90) days after the expiration of each fiscal year, certified by a certified public accountant or as otherwise acceptable to the Mortgagee.

NOW, if the payments are made as provided and all of the foregoing covenants and agreements are performed and observed, this mortgage shall be null and void, and shall be released at the cost of the Mortgagor, which cost the Mortgagor agrees to pay.

PROVIDED, ALWAYS NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said Greenville Medical Center, Inc., its successors and assigns, does and shall well and truly pay, or cause to be paid unto the said John Hancock Mutual Life Insurance Company, its successors or assigns, the said debt or sums of money aforesaid, with interest thereon, if any shall be due, according to the