

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 (hereinabove 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.

10. To keep the premises constantly insured in such types of insurance and in such forms, amounts and companies and for such periods as may be approved or required by Mortgagee, under insurance policies payable in case of loss or damage solely to Mortgagee. The insurance proceeds, or any part thereof may be applied by the Mortgagee; at its option, either to the reduction of the indebtedness secured hereby or to the restoration or repair of the property damaged. To maintain Public Liability insurance in amounts of not less than \$100,000.00 for any one person, \$300,000.00 for any one accident, and \$25,000.00 for property damage, and also to maintain Rents insurance covering not less than six (6) months' rent.

11. To deliver to Mortgagee all policies of insurance with evidence of premiums prepaid (renewal policies to be delivered not less than ten days prior to the respective dates of expiration), and all abstracts of title, title guarantee policies, and other evidence of title to the premises, all of which shall be held by Mortgagee without liability, and in the event of foreclosure of this Mortgage or transfer of title to the premises in extinguishment of said indebtedness, shall become the absolute property of Mortgagee.

12. Except during such period or periods as the Mortgagee may from time to time designate in writing, the Mortgagor will pay to the Mortgagee on the first day of each month throughout the existence of this Mortgage a sum equal to the Mortgagee's estimate of the taxes, assessments and insurance premiums next due on the mortgaged property, less any sums which may have already been paid