

5. Mortgagor will comply with all applicable statutes, requirements, rules, regulations, orders and decrees of the United States of America, and, of any state, county, municipal or other governmental authority, except such as may be contested by Mortgagor in good faith, without, in the opinion, of Mortgagee, jeopardizing any part of the Mortgaged Property, or the security of Mortgagee hereunder.

6. Mortgagor at all times will provide and maintain, or cause to be provided and maintained, at its expense, adequate insurance policies in such form and amounts, with such insurers and containing such coverages and against such risks to the Mortgaged Property as shall be satisfactory to Mortgagee, including, but not limited to, the risks of fire, explosion, extended coverage, including hurricane caused losses. Such policies shall contain provisions satisfactory to Mortgagee for payment to Mortgagee, as its interest may appear, and shall be delivered to Mortgagee concurrently with the execution hereof. Should any loss under such policies be paid by check, draft or other instrument payable to Mortgagor and Mortgagee jointly, Mortgagee may endorse Mortgagor's name thereon and do such other things as it may deem necessary to reduce the same to cash. All loss recoveries received by Mortgagee, at Mortgagee's option may be applied to the indebtedness secured hereby. Upon the failure of Mortgagor to keep and maintain any such insurance, Mortgagee, without prejudice to any of its other rights and remedies as to Mortgagor, may obtain such insurance in form, for amounts and with insurers satisfactory to Mortgagee, and any amounts paid in connection therewith shall be deemed to have been advanced by Mortgagee to Mortgagor, with interest thereon at eight (8%) per cent per annum from the dates of such payments, shall be repayable by Mortgagor to Mortgagee forthwith, or, at Mortgagee's option, shall be secured by this Mortgage, and shall be recoverable as part of the indebtedness secured hereby.

7. At any time and from time to time, upon request by Mortgagee, Mortgagor will make, execute and deliver, or cause to be made, executed and delivered, to Mortgagee, and where appropriate, will cause to be recorded or filed and from time to time thereafter to be re-recorded or re-filed, at such time and in such offices and places as shall be deemed desirable by Mortgagee, any and all such other and further mortgages, instruments of further assurance, certificates, financing statements, security agreements and other documents as, in the opinion of Mortgagee or its counsel, may be necessary or reasonably desirable in order to effectuate, complete and perfect, or to continue and preserve (a) the obligations of Mortgagor under this Mortgage, and (b) the lien of this Mortgage as a lien and security interest upon all the Mortgaged Property, whether now owned or hereafter acquired by Mortgagor, subject only to the aforesaid mortgage to The Citizens And Southern National Bank Of South Carolina. Upon any failure by Mortgagor so to do, Mortgagee may make, execute, record, file, re-record or re-file any and all such mortgages, instruments, certificates, financing statements, security agreements and instruments for and in the name of Mortgagor, and Mortgagor hereby irrevocably appoints the person then holding the office of President of Mortgagee to be the agent and attorney-in fact of Mortgagor so to do. Any and all expenses of Mortgagee in connection therewith, with interest thereon at eight (8%) per cent per annum from the dates such expenses are paid, shall be repayable by Mortgagor to Mortgagee forthwith, or, at