

authority to so convey the same and that Mortgagor and successors in interest will forever WARRANT AND DEFEND the title of said property and the lien and priority of this Mortgage against the lawful claims and demands of all persons whomsoever and that Mortgagor will execute, acknowledge and deliver all and every such further assurances unto the Mortgagee of the title to all and singular the premises hereby conveyed and intended so to be, or which Mortgagor may be or shall become hereinafter bound so to do. All such covenants and warranties shall run with the land.

AND MORTGAGOR FURTHER COVENANTS AND AGREES AS FOLLOWS:

1. To pay promptly the principal of and interest on the indebtedness evidenced by the said promissory note at the times and in the manner herein and in said note provided.

2. To keep the premises free from statutory liens of every kind; to pay, before delinquency and before any penalty for non-payment attaches thereto, all taxes, assessments, water rates, sewer rentals and other governmental or municipal or public dues, charges, fines or impositions which are or may be levied against the premises or any part thereof, and following any default or delayed payment, in any one instance by Mortgagor, of any of such taxes, assessments and charges, Mortgagee shall have the option to require thereafter deposit with Mortgagee concurrently with the payment of the installments due under the Note secured hereby, of a sum equal to the amount of such taxes, assessments and charges respectively next due upon the mortgaged premises, all as estimated by Mortgagee, divided by the number of note installments to elapse before a date not less than one month prior to the date when such taxes, assessments or charges respectively shall become delinquent and all such sums shall be held by Mortgagee, without interest thereon, in trust to pay same; to deliver to Mortgagee at least ten (10) days before delinquency, receipted bills evidencing payment therefor; to pay, in full, under protest and in the manner provided by statute, any tax, assessment, rate, rental, charge, fine or imposition aforesaid which Mortgagor may desire to contest; and in the event of the passage after the date of this Mortgage, of any law of the State of South Carolina deducting from the value of land for the purposes of taxation of any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for state or local purposes, or the manner of the collection of any such taxes so as to affect this Mortgage, or upon the rendition by any court of competent jurisdiction of a decision that any undertaking by Mortgagor as in this paragraph provided, is legally inoperative, then in any such event, the indebtedness secured hereby, at the option of the Mortgagee and upon thirty (30) days' prior written notice shall become immediately due, payable and collectible, provided, however, said option and right shall be unavailing and the note and this Mortgage shall remain in effect in any event if, Mortgagor lawfully may pay all such taxes, assessments and charges, including interest and penalties thereon, to or for the Mortgagee and does in fact pay same when so payable. Any assessment which has been made payable in installments at the application of the Mortgagor or any lessee of the premises shall, nevertheless, for the purpose of this paragraph, be deemed due and payable in its entirety on the day the first installment becomes due or payable or a lien.

3. Subject to the rights of the various first mortgagees to keep the improvements now existing or hereafter erected on the premises described by