

enacted, without regard to any law heretofore or hereafter enacted imposing payment of the whole or any part thereof upon the Mortgagee, and any claim, lien or encumbrance against the premises which may be or become prior to this mortgage and, in order to assure payment of all taxes annually assessed upon the premises, including annual installments of betterment assessments (if thirty (30) days' prior written request shall be made therefor) to make to the Mortgagee, on each interest payment date, such payments as may be reasonably determined by the Mortgagee as necessary to provide a fund adequate to pay said taxes and installments as and when the same shall become due and payable (all sums so paid to be applied by the Mortgagee to or toward such payment, and any unexpended balance of said fund to be accounted for to the Mortgagor annually).

4. Mortgagor shall keep the premises insured against loss or damage by fire, the perils against which insurance is afforded by the Extended Coverage Endorsement, Loss of Rents Endorsement and such other risks and perils as Mortgagee in its discretion may require. The policy or policies of such insurance shall be in the form in general use from time to time in the locality in which the premises are situated; shall be in such amount as Mortgagee may from time to time reasonably require (but in no event for less than the greater of the amount of the obligations from time to time secured hereby, or, in an amount sufficient to prevent the Mortgagor or Mortgagee from becoming a co-insurer within the terms of the applicable policies), shall be issued by a company or companies authorized to do business in South Carolina approved by Mortgagee and shall contain the Standard Non-