

Mortgage of Steven C. Nigh and Jean-Ann Nigh to Fidelity Federal Savings and Loan Association, dated October 30, 1974, continuation page.

SPECIAL MORTGAGE PROVISIONS

FIRST: That the Mortgagor shall promptly deliver to the Mortgagee a true and full copy of each and every notice of default received by the Mortgagor with respect to any obligation of the Mortgagor under the provisions of the Horizontal property Act of South Carolina, hereinafter referred to as the Condominium Act; the Declaration of Condominium, hereinafter referred to as the Declaration; the Rules and Regulations adopted by the Association, hereinafter referred to as the Rules and Regulations; or the By-Laws of any organization or corporation created to facilitate the administration and operation of the Condominium of which the mortgaged premises form a part, hereinafter referred to as the By-Laws.

SECOND: That the Mortgagor shall not, except with the prior written consent of the Mortgagee, (a) institute any action or proceeding for partition of the property of which the mortgaged premises are a part; (b) vote for or consent to any modification of, amendment to or relaxation in the enforcement of any provision of the Declaration or By-Laws; and (c) in the event of damage to or destruction of the property of which the mortgaged premises are a part, vote in opposition to a motion to repair, restore or rebuild.

THIRD: In each and every case in which, under the provisions of the Declaration, the By-Laws or the Condominium Act, the unanimous consent or the unanimous vote of the owners of units is required, the Mortgagor shall not so vote or give such consent without in each and every case, the prior written consent of the Mortgagee.

FOURTH: That it shall constitute a default hereunder if the Mortgagor fails to keep the premises in good condition and repair or if the Association fails to keep the common elements in good condition and repair.

FIFTH: That the Mortgagor shall promptly pay as the same become due and payable all payments to the maintenance and reserve funds and all assessments as required to the Declaration or By-Laws or any resolutions adopted pursuant to either thereof, and shall promptly upon demand exhibit to the Mortgagee receipts for all such payments.

(CONTINUED ON NEXT PAGE)

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