

or (6) action shall be taken by the Mortgagor for the purpose of effecting any of the foregoing, or (7) any order, judgment or decree shall be entered upon an application or a creditor or Mortgagor by a court of competent jurisdiction approving a petition seeking appointment of a receiver or trustee of all or a substantial part of the Mortgagor's assets and such order, judgment or decree shall continue unstayed and in effect for any period of thirty (30) consecutive days; or

(c) In the event the Mortgagor shall assign the rents or any part of the rents of the Mortgaged Property without first obtaining the written consent of the Mortgagee to such assignment, or shall in any other manner impair the security of the Mortgagee for the payment of the debt secured by this Mortgage; or

(d) Upon any default in keeping the Mortgaged Property insured as hereinabove provided, or if after application by any holder of this Mortgage to two or more insurance companies lawfully doing business in the States of New York and South Carolina and issuing policies of insurance upon buildings situate in the place where the Mortgaged Property is situate, the companies to which such application has been made shall refuse to issue such policies; or

(e) Upon the actual or threatened demolition or removal of any building erected or to be erected upon the Mortgaged Property or upon the actual or threatened removal by any other portion of the Mortgaged Property, or upon the use of the Mortgaged Property, or any part thereof for an illegal purpose; or