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 case the Mortgagor has the right, under the provisions of the Declaration, the By-Laws or the Condominium Act, to 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 mortgage a dwelling hereunder if the Mortgagee deems the premises in need of addition and repair or if the Mortgagee deems that the unit is defective in its condition and repair.

FIFTH: That the Mortgagor shall promptly pay or the same become due and payable all expenses for maintenance and reserve funds and all assessments or payments by the Declaration or By-Laws or any [illegible] and shall promptly deliver evidence of such payments.

SIXTH: [illegible]

SEVENTH: The mortgagors agree to maintain guaranty insurance in force until the loan balance reaches 75% or less of the original appraisal or sales price, whichever is less, and the mortgagee may apply for mortgage guaranty insurance to comply with the

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