

(b) Mortgagor will not suffer any mechanic's, laborer's, statutory tax or other lien which might or could be prior or equal to the lien hereof to be created or to remain outstanding upon any of the Property.

(c) Mortgagor will keep the improvements presently on the Property conveyed and any which may hereafter be erected upon said Property insured against loss or damage by fire and windstorm, with extended coverage, malicious mischief and such other hazard or risks and in such amount or amounts as may be reasonably required by Mortgagee by policies carrying a non-contributory standard mortgagee clause, issued by such insurance company or companies authorized to do business in the State of South Carolina as Mortgagee may approve, and to deliver to Mortgagee as additional security the policy or policies or the certificate or certificates of such insurance of any additional insurance (which shall be also satisfactory to Mortgagee as to company and amount) which shall be taken out upon such buildings while any part of the indebtedness aforesaid remains unpaid, having attached to said policies such mortgage indemnity clause as Mortgagee shall require. Renewals of such policies shall be so delivered at least ten (10) days before any such policy shall expire. Proceeds shall be collected by Mortgagee and may be applied by Mortgagee, at its option, either to reduce said indebtedness or to repair or replace the improvements covered by said policy. Mortgagee may, at any time, at its election, procure and substitute for any and all of the insurance so held as aforesaid, such other policy or policies of insurance in such amount as it may determine provided Mortgagor fails to replace any insurance furnished by it within ten (10) days after being notified that such insurance is not acceptable to Mortgagee.

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8. In case Mortgagor shall neglect or refuse to keep the Property in good repair and condition, to pay promptly when due, all taxes and assessments as aforesaid or to remove any statutory lien on said Property, to perform the agreements as aforesaid, to keep the improvements insured as aforesaid, and deliver the policy or policies or the certificate or certificates of insurance or the renewals thereof, to Mortgagee, as aforesaid, then Mortgagee may, if it shall so elect, make repairs, pay such taxes and assessments with the accrued interest, officers' fees and expenses thereon, redeem said Property which may have been sold or forfeited for taxes or assessments thereon, purchase any tax title thereon, remove any statutory liens and prosecute or defend any suits in relation thereof, perform the agreements, insure and keep insured said improvements as aforesaid or for any lesser sum until such time as Mortgagee may deem proper and pay costs, attorneys' fees and other expenses. Any sums which may be so paid out by Mortgagee including all sums paid out for substituted insurance as aforesaid and the costs, expenses and attorneys' fees paid in any suit affecting said Property when necessary to protect the lien hereof shall bear interest from the dates of such payment at the rate set forth in the Note, and shall be paid by Mortgagor to Mortgagee upon demand, and shall be deemed a part of the debt hereby secured and recoverable as such in all respects. All such liens, claims, taxes, assessments or tax titles so purchased, paid or redeemed by Mortgagee and all such costs, expenses and reasonable attorneys' fees so paid shall, as between the parties hereto and their successors in interest, be deemed valid so that in no event shall the necessity or validity of any such payment be disputed.

9. Mortgagor hereby assigns to Mortgagee all rents, income and profits of the Property from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the Property, with full authority to

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