

1816-081

That it will promptly and fully keep, perform and comply with all the terms, provisions, covenants and conditions imposed upon Mortgagor under any assignment of any lease or leases of the premises executed by Mortgagor, as assignor, and given to Mortgagee, or assignee, as additional security for the payment of indebtedness secured hereby and any other agreement given by Mortgagor to Mortgagee as additional security for the payment of such indebtedness. In the event Mortgagor suffers or permits to occur any breach or default, under the provisions of any such assignment of lease or leases of the premises or any other agreement given as additional security and such default shall continue for ten (10) days, such breach or default shall constitute a default under the mortgage and at the option of Mortgagee, and without notice to Mortgagor, all unpaid indebtedness secured by this Mortgage shall become due and payable as in the case of other defaults.

19. The Mortgagor may require Mortgagee to deposit an amount with Mortgagee monthly, equal to 1/12th of the annual real and personal property taxes and insurance premiums, said sums to be held in a no interest bearing account by Mortgagee. This requirement will be waived by Mortgagee so long as Henderson Advertising, Inc., a corporation remains the lessee of the mortgaged premises and all improvements thereon.

20. Mortgagor agrees that the terms and conditions of the Commitment between Mortgagor and Mortgagee shall be incorporated into the terms and conditions of this mortgage by reference and same shall constitute a part and parcel of this mortgage the same as if fully set forth herein.

The property herein described is a portion of the same property conveyed to the Mortgagor herein by deed of Pelham Pointe', a general partnership recorded Oct. 8, 1976 in the Greenville County RMC Office in Deed Book 1380 at page 53, and the same property conveyed to the Mortgagor by deed of Edmund L. Potter, et al., recorded on the Greenville County RMC Office in Deed Book 1062 at page 939.

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