

connection with the premises, together with annual balance sheets and profit and loss statements prepared and certified by a certified public account, and such interim balance sheets and profit and loss statements as may be required by Mortgagee. Mortgagee will be permitted to examine such books and records and all supporting vouchers and data at a place within the State of South Carolina.

9. That with the monthly payment of principal and interest Mortgagor will pay to Mortgagee a pro rata portion of the taxes and assessments next to become due, and of the insurance premiums next to become due, as estimated by Mortgagee, so that Mortgagee will have sufficient funds on hand to pay said taxes and assessments thirty days before the delinquency date thereof, and to pay the insurance premiums when they become due. Any deficit shall immediately be paid to Mortgagee by Mortgagor. Moneys so held shall not bear interest, and upon default, may be applied by Mortgagee on account of the mortgage indebtedness. It shall be the responsibility of Mortgagor to furnish Mortgagee with bills in sufficient time to pay the taxes and assessments before penalty attaches and the insurance premiums before the policies lapse.

10. In the event of the passage after the date of this mortgage of any law of the State of South Carolina, deducting from the land for the purpose of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages, or debts secured thereby, for state or local purposes, or the manner of the operation of any such taxes so as to affect the interest of Mortgagee, then and in such event, Mortgagor shall bear and pay the full amount of such taxes, provided that if for any reason payment by Mortgagor of any such new or additional taxes would be unlawful or if the payment thereof would constitute usury or render the loan or indebtedness secured hereby wholly or partially usurious under any of the terms or provisions of the Note, or the within Mortgage, or otherwise, Mortgagee may, at its option, declare the whole sum secured by this Mortgage with interest thereon to be immediately due and payable, or Mortgagee may, at its option, pay that amount or portion of such taxes as renders the loan or indebtedness secured hereby unlawful or usurious, in which event Mortgagor shall concurrently therewith pay the remaining lawful and non-usurious portion or balance of said taxes.

11. That if the within described premises or any part thereof be condemned under any power of eminent domain or acquired for any public use or quasi-public use, the damages, proceeds, and consideration for such acquisition received by the Mortgagor, to the extent of the full amount of indebtedness upon this Mortgage and obligation secured hereby remaining unpaid, are hereby assigned by Mortgagor to Mortgagee, its successors or assigns, and shall be paid forthwith to said Mortgagee, its successors or assigns, and shall be applied on account of the last maturing installments of such indebtedness.

12. That Mortgagor, from time to time, within fifteen days after request by Mortgagee, shall execute, acknowledge and deliver to Mortgagee, such chattel mortgages, security agreements or other similar security instruments, in form and substance satisfactory to Mortgagee, covering all property of any kind whatsoever owned by Mortgagor or in which Mortgagor may have any interest which, in the sole opinion of Mortgagee, is essential to the operation of the real property covered by this Mortgage. Mortgagor shall further, from time to time, within fifteen days after request by Mortgagee, execute, acknowledge and deliver any financing statement, renewal, affidavit, certificate, continuation statement or other document as Mortgagee may request in order to perfect, preserve, continue, extend or maintain the security interest under, and the priority of, this Mortgage or such chattel mortgage or other security instrument as a first lien. Mortgagor further agrees to pay to Mortgagee on demand all costs and expenses incurred by Mortgagee in connection with the preparation, execution, recording, filing and re-filing of any such instrument or document, including the charges for examining title and the attorney's fee for rendering an opinion as to the priority of this Mortgage and of such chattel mortgage or other security instrument as a valid first and subsisting lien. However, neither a request so made by Mortgagee nor the failure of Mortgagee to make such a request shall be construed as a release of such property, or any part thereof, from the lien of this mortgage, it being understood and agreed that this covenant and any such chattel mortgage, security agreement or other similar security instrument, delivered to Mortgagee, are cumulative and given as additional security.