

of the debt hereby secured.

6. To keep all buildings and other improvements now or hereafter erected on said real property in good condition and repair and to comply with all requirements of any public authority, and to neither commit nor permit waste of said property.

7. To not make any structural additions or alterations to the improvements now or hereinafter erected on said real property without the prior written consent of Mortgagee.

8. To perform all of Mortgagor's covenants and agreements in any leases now or hereafter affecting the property and to amend or cancel said leases only with the written consent of the Mortgagee.

9. If the Mortgagor shall fail to perform any of the covenants and agreements contained herein, the Mortgagee shall have the right, but not the obligation, to perform such covenants and agreements, and all sums advanced by the Mortgagee in the performance of such covenants and agreements shall be due and payable immediately or on demand, at the option of the Mortgagee, with interest at the rate of nine and five-eighths percent (9 5/8%) per annum, and this Mortgage shall stand as security therefor.

10. To furnish to the Mortgagee within one hundred twenty (120) days after the close of each fiscal year an annual operating statement and balance sheet prepared and certified by an independent certified public accountant satisfactory to the Mortgagee, showing in reasonable detail the income and expenses of the operations involving the subject property.

11. A change in the ownership of the subject property or a subsequent encumbrance thereof, not otherwise permitted herein, without prior written approval of Mortgagee shall, at Mortgagee's option, constitute a default under this Mortgage and the Note secured hereby.

12. In the event of the passage after the date of this Mortgage of any law, rule or regulation of the State of South Carolina deducting from the value of the land for the