

same together with any penalty, interest or other necessary expense, and any sum so paid by the Mortgagee may be added to the debt secured by this Mortgage, and collected according to the terms hereof.

6. That the whole of said principal sum shall become due at the option of the Mortgagee after default for thirty days after notice and demand, in the payment of any installment of any assessment for local improvements heretofore or hereafter laid, which is or may become payable in annual installments and which has affected, now affects or hereafter may affect the said Mortgaged Property, notwithstanding that such installment be not due and payable at the time of such notice and demand.

7. That the Mortgagor, or any subsequent owner of the Mortgaged Property, will maintain said Mortgaged Premises in good repair to the satisfaction of the Mortgagee, and shall, within thirty days after written notice from the Mortgagee, make or cause to be made such repairs as the Mortgagee shall require in such notice and, in default thereof, the whole of said principal sum shall, at the option of the Mortgagee become due and payable forthwith. The whole of said principal sum shall become due at the option of the Mortgagee upon the failure of any owner of said Mortgaged Property to comply with any requirement of any department of the Federal Government or of the State of South Carolina or the City or County of Greenville, within thirty days after an order making such requirement has been issued by any Federal, State or Municipal Department, or to comply within thirty days with any law relating to said Mortgaged Property, or with any order, decree or requirement relating to said Mortgaged Property issued, promulgated or entered by any such department, or to comply with any such law or requirement within the time required by any such law or department, or to comply with any such law or requirement within thirty days after written notice by the Mortgagee to such owner demanding such compliance. That the Mortgagee and its authorized representatives shall have the right to enter and inspect said Mortgaged Property at all reasonable times.