

15. Mortgagor agrees to provide Mortgagee annual audited financial statements for Greer Convalescent Center, Inc. within ninety (90) days of the end of its fiscal year. In connection herewith, it is specifically understood and agreed that Mortgagee shall have the right, at its option, to inspect the corporate record books of Greer Convalescent Center, Inc.

16. Mortgagor agrees that no sale, transfer or issuance of any common or preferred stock in Greer Convalescent Center, Inc. shall be effectuated to any third party without the express written approval of Mortgagee.

17. Mortgagor agrees not to transfer any funds of Greer Convalescent Center, Inc. to other companies or businesses involving C. D. Stone and James A. Stone without first servicing the monthly debt of the within mortgagee.

18. Mortgagor agrees that the mortgaged premises shall not be leased, sub-leased, transferred, sold or conveyed in any manner without the express written consent of Mortgagee.

19. It is specifically understood and agreed that the terms and conditions of that certain mortgage loan commitment by and between First Federal Savings & Loan Association, as Lender, and Greer Convalescent Center, Inc., as Borrower, dated November 7, 1979, together with that additional written letter commitment incidental thereto dated November 6, 1979, shall be incorporated into the within mortgage, and any default under the terms and conditions of said commitments shall constitute a default under the terms and conditions of the within mortgage.

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