

within the term "extended coverage," loss of rents or business interruption in the amount of \$ 40,000.00, and public liability as to Borrower (and if required by Lender, naming Lender as an additional insured), and when and to the extent required by the Lender, against any other risk insured against by persons operating like properties in the locality of the Property, in amounts approved by Lender and, with respect to such coverage as may be applicable, not exceeding 100% of the full replacement cost or of the then outstanding loan balance, whichever is greater. All insurance provided for hereunder shall be in a form and with such companies as approved by Lender. Regardless of the amounts or types of insurance required and approved by the Lender, the Borrower will assign and deliver to the Lender all policies and proceeds of insurance required hereunder as collateral and further security for payment of the indebtedness secured under this Mortgage, with losses payable to the Lender pursuant to the South Carolina standard or other mortgagee clause, without contribution, satisfactory to the Lender. If Borrower defaults in so insuring the Property (and Borrower as to public liability) or in assigning and delivering the policies, the Lender may, at its option and in addition to any other remedies available to it, obtain such insurance and pay the premiums therefor. Any amounts paid by the Lender for such insurance shall be reimbursed by Borrower on demand with interest applicable under the Note from the time of payment of same by Lender and shall be secured by the within Mortgage.

Borrower shall promptly notify Lender and the appropriate insurance companies of any loss, damage, or claim. Lender is hereby authorized and empowered at its sole option, to adjust or compromise any loss under any insurance policies and to collect and receive the proceeds from any such policy. Each insurance company is hereby authorized and directed to make payment for all such losses directly to Lender alone and not to Borrower and Lender jointly. After deducting from such insurance proceeds any expenses incurred by Lender in the collection or handling of such funds, Lender may apply the net proceeds, at its option, either toward repairing or restoring the Property (in the event of loss or damage to the Property), or as a credit on any portion of the indebtedness and other sums secured hereby, or for any other purpose or object satisfactory to Lender, without affecting the lien of this Mortgage. Lender shall not be responsible for any failure to collect any insurance proceeds due under the terms of any policy regardless of the cause of such failure.

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