

7. The mortgagor within twenty days upon request by mail will furnish a written statement, duly acknowledged, of the amount due on this mortgage and whether any offset or defenses exist against the mortgage debt.

8. Notice and demand or request shall be in writing and shall be served by certified mail, return receipt requested.

9. The mortgagor warrants the title to the premises.

10. The whole of the 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 instalment of any assessment for local improvements hereafter laid, which is or may become payable in annual installments and which affects or hereafter may affect the said premises.

11. The mortgagor, or any subsequent owner of the premises, will maintain the 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 the principal sum shall, at the option of the mortgagee, become due and payable forthwith. The whole of the principal sum shall become due at the option of the mortgagee upon the failure of any owner of the premises to comply with any requirement of any department of the Federal Government or of the City of Greenville, Greenville County, State of South Carolina, or any governmental agency, having jurisdiction, within thirty days after an order making such requirement has been issued by any Federal, State, County or Municipal department, or to comply within thirty days with any laws relating to said premises, or with any order, decree or requirement relating to said premises issued, promulgated or entered by any such 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. The mortgagee and its authorized representatives shall have the right to enter and inspect the premises at all reasonable times. In the event that the owner of the premises cannot comply with any demand of mortgagee because of the unavailability of material or force majeure, then the owner shall comply with such demand at the earliest possible date and any consequent delay shall not create a default hereunder.

12. In case of a sale, the premises, or so much thereof as may be affected by this mortgage, may be sold in one parcel. In the event of sale of any part or all of the mortgaged premises, mortgagee agrees, in consideration of the undertaking of mortgagor, its successors and assigns to operate the mortgaged premises, to subordinate all of its right, title and interest in and to the net proceeds of such sale, and agrees that the same shall first be applied to satisfy the liens of the prior mortgages set forth in paragraph 27 hereof.