

13. The whole of the principal sum shall immediately become due at the option of the mortgagee, if the mortgagor shall assign the rents or any part of the rents of the mortgaged premises without first obtaining the written consent of the mortgagee to such assignment, or shall in any other manner impair the security of the mortgagee for the payment of the debt secured by this mortgage and the bond.

14. The mortgagor will pay in full all premiums on the fire insurance coverage required by the terms of this mortgage, and will exhibit to the mortgagee, at the address of the mortgagee hereinabove set forth, on or before the date on which such coverage becomes effective, proof satisfactory to the mortgagee of the payment in full of all such premiums. The whole of the principal sum shall become due at the option of the mortgagee in the event of any default under this clause.

15. The whole of the principal sum shall immediately become due at the option of the mortgagee upon any default in keeping the buildings on the premises insured against loss by fire as hereinabove provided, or if after application by any holder of this mortgage to two or more fire insurance companies lawfully doing business in the State of South Carolina and issuing policies of fire insurance upon buildings situated in the place where the mortgaged premises are situate, the companies to which such application has been made shall refuse to issue such policies.

16. The mortgagor will furnish to the mortgagee, within twenty days after the mailing by the mortgagee of a written request therefor, a detailed statement in writing, duly sworn, showing all income derived from the operation of the premises, and all disbursements made in connection therewith, and containing a list of the names of all tenants of the premises and all occupants other than those claiming possession through such tenants, the portion or portions of the premises occupied by each such tenant and occupant, the rent and other charges payable under the terms of their leases or other agreements and the periods covered by such leases or other agreements. Such statement shall cover the period of time specified in such request therefor.

17. The whole of the principal sum shall become due at the option of the holder of this mortgage upon the actual or threatened demolition or removal of any building erected or to be erected upon the premises or upon the actual or threatened removal by anyone of any fixtures or articles of personal property covered by this mortgage, or upon the use of the premises or any part thereof with the knowledge and consent of mortgagor for an illegal purpose.