

If you fail to purchase such insurance, as described above, pay the premiums therefore or deliver said policies along with evidence of payment of premiums thereon, then we, at our option, may purchase such insurance. Such amounts paid by us shall be added to the obligation secured by this Mortgage and shall be due and payable upon demand.

2. Taxes, Assessments, charges. You will pay all taxes, assessments and charges as may be lawfully levied against said premises within thirty (30) days after the same shall become due. In the event that you fail to so pay all taxes, assessments and charges as herein required, then we, at our option, may pay the same, and the amounts so paid shall be added to the obligation secured by this Mortgage and shall be due and payable upon demand.

3. Partial Release. You will not be entitled to the partial release of any of the above described property unless a specific provision providing therefore is included in this Mortgage. In the event a partial release provision is included in this Mortgage, you must strictly comply with the terms thereof. Notwithstanding anything herein contained, you will not be entitled to any release of property unless Borrower is not in default and is in full compliance with all of the terms and provisions of this Mortgage and the Revolving Credit Agreement.

4. Preservation of Property. You covenant that you will keep the premises herein conveyed in as good order, repair and condition as they are now, reasonable wear and tear excepted, and that you will not commit or permit any waste, impairment or deterioration. If this Mortgage secures a unit in a condominium or a planned unit development, you shall perform all of your obligations under the declaration or covenants creating or governing the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and constituent documents.

5. Warranties. You covenant with Mortgagee that you are seized of the premises in fee simple, that you have the right to mortgage the same, that the title is marketable and free and clear of all encumbrances, and that you will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated. Title to the Property hereinabove described is subject to the following exceptions:

- (a) Greenville County property taxes;
- (b) Restrictions, easements and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises;
- (c) First mortgage as set forth on page 2 hereof;

6. Assignment of Rents. As additional security hereunder, you hereby assign to the Credit Union the rents of the Property provided that you shall, prior to any acceleration hereunder or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under any provision hereof or abandonment of the Property, Mortgagee shall be entitled to have the court appoint a receiver to enter upon, take possession of and manage the Property and to collect the rents of the Property, including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to receiver's fees, costs, and reasonable attorneys fees, and then to the sums secured by this Mortgage.

7. Protection of Lender's Security. If you fail to perform the covenants and agreements contained in this Mortgage or if any action or proceeding is commenced that materially affects the Credit Union's interest in the Property, then we at our option, upon notice to you, may make such appearances, disburse such sums, including reasonable attorneys fees, and take such action as is necessary to protect our interest. If we required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance