

And, the mortgagor further expressly agrees and covenants:

To pay the Promissory Note with the principal and interest thereon, when it respectively falls due;

To pay promptly all taxes, assessments, liens, or other charges which may be, or become, effective against said Real Property together with all penalties, costs, and other expenses incurred, or which may accrue, in connection therewith;

To keep any buildings or other improvements now or which may hereafter be erected upon said Real Property in good repair and insured against fire and lightning and against hazards covered by the form of insurance contract generally known as "extended coverage", and also the form of coverage known as "all physical loss" (if required by the Mortgagee), by policies issued by good and solvent insurance companies authorized to do business in the State of South Carolina, subject to the reasonable approval of the Mortgagee, which policies shall name the Mortgagee as an insured party (copies to be deposited with the Mortgagee at its request from time to time) and shall provide that loss, if any, shall be payable to the Mortgagee as the Mortgagee's interest may appear, such policies to be in such amounts, not exceeding the insurable value of the said buildings or other improvements, as may be required by the Mortgagee but in any event not less than ninety percent (90%) of the replacement value of the buildings or other improvements now or which may be hereafter erected on the said Real Property, which policies shall also provide not less than ten (10) days notice to Mortgagee prior to cancellation;

That if the Mortgagee shall, upon the happening of any default hereunder, resort to litigation for the recovery of the sums hereby secured, or employ an attorney to collect said sums, the Mortgagor will pay all reasonable costs, expenses, and attorney's fees thus incurred; and said costs, expenses, and attorney's fees, and any other sum or sums otherwise due the Mortgagee, may be included in any judgment or decree rendered in connection with said litigation;