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And the said Greenville Medical Center, Inc., Mortgagor, does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said The Union National Bank of Pittsburgh, its successors and assigns, from and against itself, its successors and assigns, and all other persons whomsoever claiming or to claim the same or any part thereof.

The Mortgagor further covenants with the Mortgagee, its successors or assigns, as follows:

1. To pay said principal sum and interest thereon at the times and in the manners specified in said Agreement of Guaranty and Suretyship and, in case of any foreclosure of this Mortgage begun or completed, the expenses and the maximum sum permitted by law as attorney's fee, which are hereby declared to be a part of the debt hereby secured, and also to pay any other indebtedness that may accrue to the Mortgagee under the terms of this Mortgage.

2. To keep protected and in good order, repair and condition at all times the buildings and improvements (including fixtures) now standing or hereafter erected or placed upon the mortgaged premises and any and all appurtenances, apparatus and articles of personal property, including but not limited to furniture, furnishings, and equipment now or hereafter in or attached to or used in connection with said buildings or improvements, promptly replacing any of the aforesaid real and personal property which may become lost, destroyed or unsuitable for use, and to keep insured the aforesaid real and personal property, and the interests and liabilities incident to the ownership thereof, in manner, form, companies, sums and length