

or cause to be made such repairs as the Mortgagee shall require in such notice and, in default thereof, the whole of said principal sum shall, at the option of the Mortgagee become due and payable forthwith. The whole of said principal sum shall become due at the option of the Mortgagee upon the failure of any owner of said Mortgaged Property to comply with any requirement of any department of the Federal Government or of the State of South Carolina or the City or County of Greenville, within thirty days after an order making such requirement has been issued by any Federal, State or Municipal department, or to comply within thirty days with any law relating to said Mortgaged Property, or with any order, decree or requirement relating to said Mortgaged Property issued, promulgated or entered by any such department, or to comply with any such law or requirement within the time required by any such law or 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. That the Mortgagee and its authorized representatives shall have the right to enter and inspect said Mortgaged Property at all reasonable times.

9. That in case of a sale, said Mortgaged Property, or so much thereof as may be affected by this Mortgage, may be sold in one parcel.

10. That the whole of said 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 Property without first obtaining the written consent of the Mortgagee to such assignment (subject to the rights, if any, that may exist as to the holders of the Consolidated First Mortgage and the Second Mortgage, respectively), or shall in any other manner impair the security of the Mortgage for the payment of the indebtedness secured by this Mortgage.