

In addition to the above insurance, the Mortgagor further agrees to furnish the following: (a) Rental value Insurance equal to at least 12 months rent from all leases or sub-leases and include the amount of any expense reimbursements to be made by any tenant of the mortgaged property; (b) if owner occupied, then Business Interruption Insurance in an amount equal to the sum necessary to make the mortgage payments, pay real estate taxes and hazard insurance premiums, and provide for adequate cleaning, lighting and maintenance of the mortgaged property for a period of 12 months; (c) comprehensive general liability insurance in the minimum amount of \$500,000.00, bodily injury and \$50,000.00 property damage. A certificate as to liability coverage, as distinguished from submission of original policies, will be acceptable.

The casualty insuring company must meet the following basic requirements: (a) minimum rating according to Best's Key Rating Guide for Property - Liability of A; (b) stock company or non-assessable mutual company and the insuring company must be either American, Canadian, or British; (c) must be licensed to do business in South Carolina; (d) not more than 10% of the policyholder's surplus will be acceptable on any one risk; (e) all policies and endorsements must be manually signed.

4. That it will keep all improvements now existing or hereafter erected in good repair, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises and make whatever repairs are necessary and charge the expenses for such repairs or the completion of such work to the mortgage debt.

5. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises.

6. That it will comply with all governmental municipal laws and regulations affecting the mortgaged premises, and will obtain, and at all times, keep in full force and effect any and all governmental and municipal approvals as may be necessary to comply with all environmental, ecological, safety, licensing, and other governmental requirements relating to the mortgaged premises and/or occupancy thereof, as such requirements may exist from time to time.

7. That, in addition to the monthly payments of principal and interest due under the terms of the said notes secured hereby, it will pay to the Mortgagee, on the first day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums, as determined by the Mortgagee, and, on the failure of the Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee may, at its option, pay said items and charge all advances therefor to the mortgage debt. No interest will accrue to Mortgagor on these deposits.

8. Any deficiency in the amount of monthly payments due hereunder which remains unpaid for a period of thirty (30) days from the date on which such payments was due shall constitute an event of default under this mortgage.

9. If there is a default in any of the terms, conditions or covenants of this mortgage, or of the notes secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, not to exceed fifteen (15%) percent, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.