

as a part and parcel of the security for this instrument and of any future advances made hereunder.

AND IT IS AGREED that a default under this instrument or under any other instrument hereafter executed by the Borrower, American Mortgage & Investment Company, to the Lender, Charleston Capital Corporation, shall at the option of the Lender constitute a default under any one or more, of all instruments executed by the Borrower to Lender.

AND IT IS AGREED that this instrument shall be duly executed in the original and four (4) counterparts simultaneously for the purpose of expediting its recording in the several counties of the State of South Carolina.

AND IT IS AGREED that Lender will release from the lien of the within mortgage upon demand of Borrower any portion or all of any of the several tracts of land contained herein upon such consideration as may be agreed upon by said parties.

AND IT IS AGREED, by and between the parties hereto, that the Borrower, its successors and assigns, shall keep the buildings erected, or to be erected on said premises, insured against loss or damage by fire, for the benefit of Lender, and shall do so in an amount to be agreed upon in such company as shall be approved by Lender, and shall deliver the policy to Lender, and in default thereof, Lender, its successors and assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that Lender, its successors or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt(s) secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if Borrower, its successors or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then Lender, its successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

*For Release lot 9 See Book 876 Page 410 deed to Charles B. Bennett  
For Release lot 74 + 75 See Book 865 Page 214 & deed to Robert J. Brown et al.*