

benefit, naming the Mortgagee as an insured, comprehensive general liability insurance against claims for bodily injury or death or damage to property occurring upon, in or about the premises, which policy or policies of insurance shall be in the form in general use from time to time in the locality in which the premises are situated and shall be in such amounts as Mortgagee may reasonably request and issued by a company or companies authorized to do business in South Carolina approved by the Mortgagee. Mortgagor will defend at its own cost, exonerate, indemnify and hold Mortgagee harmless from any action, proceeding, claim or judgment affecting the premises or the validity of the Note or this instrument, or for injury on or about the premises arising after the date hereof.

14. If default shall be made in payment of principal or interest due under the Note or of any other sum secured hereby, and continue for ten (10) days after same is due, without notice or demand, or if default shall be made in the performance of any of Mortgagor's other obligations or covenants or agreements hereunder and shall continue for a period of thirty (30) days after notice to the Mortgagor of such default, or if any of Mortgagor's warranties or representations contained in the Note, this mortgage and security agreement, the Construction Loan Agreement or any Commitment Letter or certificate or statement furnished in connection with any transaction involving any of the obligations is not true in any material respect as of the effective date thereof, or if the Mortgagor, or any of its successors and assigns shall be terminated, dissolved, liquidated or cease to exist, or if any general partner of the Mortgagor shall withdraw, die, become in-