

3. So long as any part of the debt hereby secured is unpaid, the Mortgagor shall (i) remove from the title to the Mortgaged Property all statutory lien claims and pay from time to time when the same shall become due, all claims and demands of mechanics, materialmen, laborers and others which, if unpaid, may result in, or permit the creation of a lien on the Mortgaged Property or any part thereof; (ii) protect the title and possession of the Mortgaged Property; (iii) pay when the same become due all taxes and assessments now existing or hereafter levied or assessed by the State of South Carolina or any political subdivision thereof upon the Mortgaged Property or the interest therein created by this Mortgage.

4. The Mortgagor agrees that in the event of the enactment after this date of any law of South Carolina or the municipality in which the premises are located deducting from the value of the land for the purpose of taxing any lien thereon, or imposing upon Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by the Mortgagor, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the Mortgagee's interest in the Mortgaged Property, or the manner of collection of taxes, so as to affect the Mortgage or the debt secured hereby or the holder thereof, then and in such event, the Mortgagor upon demand by the Mortgagee shall pay such taxes or assessments, or reimburse the Mortgagee therefor, provided, however, that if the opinion of counsel for the Mortgagee (a) it might be