

rights of the Mortgagee hereunder, and the Mortgagor agrees to pay all costs and expenses of the Mortgagee in any such action or proceeding, together with its attorneys' fees in a reasonable sum.

9. In case of sale under foreclosure, said premises, including the personal property covered by this Mortgage, may be sold in one parcel.

10. If any action or proceeding be commenced by or against the Mortgagee including an action to foreclose this Mortgage, affecting said premises or the lien of this Mortgage, the Mortgagee may appear, defend, prosecute, retain counsel, and take such action as the Mortgagee shall deem advisable, and the costs thereof (including counsel fees in an amount equal to Three Percent (3%) of the unpaid principal hereby secured at the time of foreclosure, and all applicable statutory costs, allowances and disbursements), together with interest thereon at the rate provided in Note secured by this mortgage, shall be paid by the Mortgagor to the Mortgagee on demand and shall be secured by this Mortgage.

11. In the event of any default in paying the principal or interest, taxes, water rents, assessment or premiums of insurance, or any other default under the terms and provisions of this Mortgage, all unearned insurance premiums or refunds of insurance premiums, due or to become due, and all proceeds and other benefits to be received under insurance policies of every nature affecting or covering said premises, any and all refunds of taxes, assessments and water charges, heretofore or hereafter paid on or with respect to the mortgaged premises, together with all rents and profits of said premises, are hereby assigned to the Mortgagee.

12. That the Mortgagor shall maintain for the benefit of the Mortgagee, in addition to fire insurance, such forms of hazard insurance as the Mortgagee may from time to time require properly endorsed to the Mortgagee or its successor.

13. The whole of the principal sum and interest shall become due at the option of the Mortgagee: (a) upon default in the payment of any installment of principal or of interest for fifteen (15) days; or (b) upon default in the payment of any tax, water rate or assessment for thirty (30) days; or (c) upon default after notice and demand either in assigning and delivering policies insuring the buildings against loss by fire or in reimbursing the Mortgagee for premiums paid on such insurance, as hereinbefore provided; or (d) upon default after request in furnishing a statement of the amount due on the Mortgage and whether any offsets or defenses exist against the mortgage debt; or (e) upon default for thirty (30) days after notice and demand in the payment of any installment of any assessment for local improvement heretofore or hereafter laid which is or may become payable in annual installments and which has affected, now affects or hereafter may affect the said premises, notwithstanding that such installments be not due and payable at the time of such notice and demand; or (f) immediately upon the actual or threatened demolition or removal of any building erected or to be erected upon said premises; or (g) if the buildings on said premises are not maintained in reasonably good repair after notice of the condition is given to the Mortgagor; or (h) after failure to comply with the requirement or order or notice of violation of law or ordinance, issued by any governmental department claiming jurisdiction over the premises within a reasonable time from the issuance thereof; or (i) upon the failure of any owner of the mortgaged premises to permit the Mortgagee or its representative to examine the mortgaged premises at any reasonable time; or (j) if the owner shall do or suffer any act or thing which would impair the security of the mortgage debt or the lien of the Mortgagee upon the mortgaged property; or (k) if the Mortgagor shall fail to exhibit to the Mortgagee at its office above described within twenty (20) days after the date on which any taxes, assessments, water rates, and/or public charges of every nature affecting or which may affect said premises or any part thereof become a lien, proof satisfactory to the Mortgagee of the payment of such taxes, assessments, water rates and/or public charges within the period specified in subsection (b) of this paragraph; or (l) if on application of the Mortgagee two or more fire insurance companies lawfully doing business in the State of South Carolina refuse to issue policies insuring the buildings on the premises; or (m) in the event of the removal, demolition or destruction in whole or in part of any of the fixtures or articles of personal property covered hereby, unless the same are promptly