

maintain the Property in a state of good repair and condition. To assure that the Property is being so maintained, Mortgagee shall have the right to inspect the Property at all reasonable times during the term hereof. In case of the refusal, neglect or inability of Mortgagor to repair and maintain the Property, Mortgagee may, at its option, make such repairs or cause the same to be made, and advance monies in that behalf and the amount of such advances shall be added to the Indebtedness.

4. No Property now or hereafter covered by the lien of this Mortgage shall be removed, demolished or materially altered, nor shall any additional buildings be constructed on the Property, nor shall any other improvements be constructed that reduce the number of parking spaces, without the prior written consent of Mortgagee; provided, however, that nothing contained herein shall prohibit the removal of fixtures and replacements thereof with articles of like kind and quality.

5. Mortgagor shall at all times keep the Property now or hereafter encumbered by the lien of this Mortgage insured as may be required from time to time by Mortgagee against loss by fire, lightning, explosion, tornado, windstorm, and other hazards and casualties covered by the South Carolina Standard Fire and Extended Coverage Insurance Policy, with vandalism and malicious mischief endorsements, for such periods and in such amounts as may be required by Mortgagee but for not more than the then full insurable value of the Property and to pay when due all premiums for such insurance. It shall be incumbent upon Mortgagor to maintain such additional insurance as may be necessary to meet and comply fully with all co-insurance requirements contained in said policies to the end that Mortgagor is not a co-insurer. Insurance shall be written by a company or companies and in the form or forms approved by Mortgagee. No lien upon any of said policies of insurance to the extent applicable to the Property or

9997

4328 RV-2