

upon or charges against the mortgaged premises for any repairs or improvements that are now completed or are in progress or which may hereafter be made thereon, or for any other goods, services, or utilities furnished to the mortgaged premises, and shall not permit any lien, security interest, encumbrance or charge of any kind securing the repayment of borrowed funds (including the deferred purchase price for any property) to accrue and remain outstanding against the mortgaged premises or any part thereof, or any improvements thereon.

5. Maintenance and Repair; Inspection. The Mortgagor will keep the mortgaged premises and all the improvements thereon in good order and repair, and the Mortgagor expressly agrees that it will not do or permit waste on the mortgaged premises nor do any other act whereby the mortgaged premises will become less valuable or the lien hereof may be impaired. Should the Mortgagor fail to effect the necessary repairs, the Mortgagee may at its option make such repairs for the account of the Mortgagor. The Mortgagee, and any person authorized by the Mortgagee, shall have the right to enter upon and inspect the mortgaged premises at all reasonable times.

6. Insurance.

(a) The Mortgagor shall keep the buildings and other improvements on the mortgaged premises, or which may hereafter be erected thereon, constantly insured for the benefit of the Mortgagee, until the Mortgage Indebtedness and all interest thereon and all of the amounts due hereunder are fully paid, against fire and such other hazards and risks customarily covered by the standard form of extended coverage endorsement available in the State of South Carolina, including risks of vandalism and malicious mischief, and shall further provide flood insurance (if the mortgaged premises are situated in an area which is considered a flood risk area by the U. S. Department of Housing and Urban Development or as otherwise required by the Flood Disaster Protection Act of 1973 and regulations issued thereunder), comprehensive general public liability insurance against claims for bodily injury, death or property damage, and such other insurance covering such risks as is usually carried by companies engaged in similar businesses and owning similar properties in the same general area as the mortgaged premises, all in such amounts as reasonably requested by the Mortgagee from time to time (but not in excess of that normally carried by similar businesses owning similar properties in the same general area as the mortgaged premises) and shall deliver to the Mortgagee at its principal office aforesaid or at such other place as may be designated by the holder hereof the insurance policies or