

and assigns. And the mortgagor does hereby covenant to warranty and forever defend all and singular the said Premises unto the said The South Carolina National Bank, its successors and assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

In addition to any other rights or remedies it might have hereunder, the mortgagee may, at its option require the mortgagor to pay the mortgage on the first day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums, as estimated by the mortgagee on the mortgaged premises; and, on the failure of the mortgagor to pay all taxes, insurance premiums and public assessments, the mortgagee may, at its option, pay said items and charge all advances therefor to the mortgage debt, which advances shall bear interest at the same rate as the principal indebtedness.

Said mortgagor agrees to deliver to the mortgagee within three months after the close of its fiscal year a balance sheet and a statement of profit and loss, setting forth in each case, in comparative form, figures for the preceding year. All financial statements of the mortgagor shall be prepared in accordance with generally accepted accounting practice, certified by an independent public accountant or firm of public accountants reasonably acceptable to the mortgagee.