

(c) That it shall at its own cost and expense pay and discharge, when and as the same are or may become payable, all and every taxes and assessments, of whatever description that are or may become payable on or with respect to the above described property and premises; and

Second: That if there is any defect in Mortgagor's title to any of the above described premises, or if there is any lien thereon of any character or description, other than (a) the lien of this instrument, (b) the mortgages to The Mutual Life Insurance Company of New York and John Hancock Mutual Life Insurance Company referred to above, (c) a 20 foot easement reserved to Southern Railway Company in deed from Southern Railway Company to Greenville Cotton Oil Mill, Inc. recorded in Deed Book 339, at Page 497, lying along the eastern property line of Parcel #2, (d) an easement granted by Charleston Medical Center, Inc. to South Carolina Electric and Gas Company, dated October 3, 1966, and recorded in the R.M.C. Office for Charleston County in Book O-86, Page 219, and (e) taxes not yet due and payable, or if there exists any claim, of any character whatsoever, which casts a cloud upon Mortgagor's title to said premises, whether or not said Walter E. Heller & Company of Georgia at the time of the execution of this instrument knew of, or could have discovered, the existence of such defect, lien or claim, or if, at any time hereafter, there shall arise or be created or incurred any lien on said premises, or any part thereof, superior to the lien of this instrument, then and in any such case, Mortgagor shall, within thirty (30) days after notice there-