

of the property, prosecute the same to conclusion with reasonable diligence and dispatch, and provide the Mortgagee with such reports as it may reasonably request in connection therewith. If Mortgagee shall require, Mortgagor shall furnish such assurances as are in all respects acceptable to Mortgagee assuring Mortgagee that such impositions as finally determined will be paid promptly in full and will not constitute a lien on the mortgaged Property prior to the lien of this Mortgage. Such right of contest or protest shall be applicable to any imposition defined in this sub-paragraph (a) and to any future impositions referred to in the following sub-paragraph (b).

(b) (i) If at any time after the date hereof there shall be assessed or imposed a tax or assessment on or affecting the Property in lieu of or in addition to an Imposition payable by Mortgagor pursuant to subparagraph (a) hereof, then all such taxes, assessments, or fees shall be deemed to be included within the term "Impositions" as defined in subparagraph (a) hereof; and Mortgagor shall and does hereby agree to pay and discharge the same as herein provided with respect to the payment of Impositions.

(ii) In the event of the enactment after date hereof of any law of the State of South Carolina which would impose any tax (except income tax) on Mortgagee by reason of its being the holder of this Mortgage or of the indebtedness secured hereby or which shall change the method of taxation of mortgages or debts secured thereby or the manner of collecting any such taxes so as to affect the interest of Mortgagee, Mortgagor at its option shall pay such taxes, or any such additional taxes, before they become delinquent, and Mortgagee shall have the right to require Mortgagor to pay one-twelfth of the amount of such taxes each month in the manner provided in paragraph 4.(d) below. If any such law shall not permit such taxes or such additional taxes to be paid by Mortgagor or Mortgagee elects not to pay such