

6. To promptly pay all taxes and assessments assessed or levied under any by virtue of any state, federal or municipal law or regulation hereafter passed, against Mortgagees upon this Mortgage or the debt hereby secured, or upon their interest under this Mortgage, provided, however, that the total amount so paid for any such taxes pursuant to this paragraph together with the interest payable on said indebtedness shall not exceed the highest lawful rate of interest in South Carolina.

7. Mortgagors will keep the improvements now existing or hereafter erected on the Premises insured as may be required from time to time by Mortgagees against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by Mortgagees and will pay promptly, when due, any premiums on such insurance. All insurance shall be carried in companies approved by Mortgagees and the policies and renewals thereof shall have attached thereto loss payable clauses in favor of and in form acceptable to Mortgagees. In event of loss, Mortgagors shall give immediate notice by mail to Mortgagees, who may make proof of loss if not made promptly by Mortgagors, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Mortgagees instead of to Mortgagors and Mortgagees jointly. Any and all amounts received by Mortgagees under any of such policies shall (1) be applied by Mortgagees on the indebtedness secured hereby, or (2) at the option of Mortgagees, the entire amount so received or any part thereof may be released to the Mortgagors. All policies shall be deposited with the Mortgagees. It is further covenanted that upon foreclosure of the Mortgage or other acquisition of the Premises or any part thereof by the Mortgagees, said policies shall immediately become the absolute property of the Mortgagees.

8. That Mortgagors (i) will not remove or demolish nor alter the design or structural character of any building now or hereafter erected upon the Premises unless Mortgagees shall first consent thereto in writing; (ii) will maintain the premises in good condition and repair; (iii) will not commit or suffer waste thereof; (iv) will not cut or remove nor suffer the cutting or removal of any trees or timber on the premises (except for domestic purposes) without Mortgagees' written consent; (v) will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Premises, and will not suffer or permit any violation thereof.

9. If Mortgagors fail to pay any claim, lien or encumbrance which is prior to this Mortgage, or when due, any tax or assessment or insurance premium, or to keep the Premises in repair, or shall commit or permit waste, or if there be commenced any action or proceeding affecting the Premises or the title thereto, then Mortgagees, at their option, may pay said claim, lien, encumbrance, tax, assessment or premium with right of subrogation thereunder, may procure such abstracts or other evidence of title as they deem necessary, may make such repairs and take such steps as they deem advisable to prevent or cure such waste, and may appear in any such action or proceeding and retain counsel therein, and take such action therein as Mortgagees deem advisable, and for any of said purposes Mortgagees may advance such sums of money as they deem necessary. Provided, however, the Mortgagors may place the amount of any such sum due as herein referenced in a special account pending their decision to oppose and/or appeal such payment and shall have the right to institute such actions as they deem necessary. Nothing herein shall release the Mortgagors of their ultimate responsibility hereunder.

10. Mortgagors will pay to Mortgagees, immediately and without demand, all sums of money advanced by Mortgagees pursuant to this Mortgage, together