

2. Warranty of Title. Mortgagor warrants the title to the Premises, the Improvements and the Equipment, subject to all persons whomsoever claiming under the Mortgagor, subject to the items set forth in Exhibit B attached hereto.

3. Insurance. Mortgagor will keep the Improvements and the Equipment insured against loss or damage by fire and such other hazards as Mortgagee shall from time to time require in amounts approved by Mortgagee, not exceeding in the aggregate either 100% of the full insurable value of the Improvements and the Equipment or the amount of the outstanding indebtedness, whichever is greater and shall pay the premiums for such insurance as same become due and payable. All policies of insurance (the Policies) shall be issued by an insurer lawfully doing business in South Carolina and acceptable to Mortgagee and shall contain the standard New York mortgage clause endorsement naming Mortgagee as a loss payee. Not later than fifteen (15) days prior to the expiration date of each of the Policies, Mortgagor will deliver to Mortgagee satisfactory evidence of the renewal of each of the Policies.

4. Payment of Taxes, etc. Mortgagor shall pay all taxes, assessments, water rates, sewer rents and other charges, including vault charges and license fees for the use of vaults, chutes and similar areas adjoining the Premises, now or hereafter levied or assessed against the Mortgaged Property (the Taxes) prior to the date upon which any interest (except as hereinafter provided), fine, penalty, or cost may be added thereto or imposed by law for the nonpayment thereof. Mortgagor will deliver to Mortgagee, upon request, evidence satisfactory to Mortgagee that the Taxes are not delinquent.

5. Condemnation. Notwithstanding any taking by any public or quasi-public authority through eminent domain or otherwise, the Debt shall not be reduced until any award or payment thereof shall have been actually received and applied by Mortgagee to the discharge of the Debt. Mortgagee