

18. It is agreed that none of the property hereinabove described will be conveyed or transferred while this mortgage is in effect, unless the Mortgagee shall have given its consent in writing thereto. If any such conveyance or transfer is made without such prior written consent, the balance of the note then unpaid, with interest, and any other obligations hereby secured, shall, at the option of the Mortgagee, become immediately due and payable.

19. The Mortgagor, in order to more fully protect the security of this mortgage, agrees if requested to do so by the Mortgagee, that in addition to the payments of principal and interest under the terms of the note hereby secured, he will pay to the Mortgagee on each date on which monthly payments are due under the terms of the aforesaid note, a sum equal to one-twelfth of the known or estimated (by the mortgagee) yearly taxes, assessments and insurance premiums on or against the mortgaged premises. The Mortgagee shall hold such payments in trust, without obligation to pay interest thereon, and shall apply the same to the payment of taxes, assessments and insurance premiums as and when due. If the total of such monthly payments shall exceed the amount needed, the excess shall be held for such future needs; but, should such monthly payments at any time fail to provide sufficient funds to pay taxes, assessments and insurance premiums when due, then the Mortgagor shall, upon demand, pay to the Mortgagee the amount necessary to cover the deficiency. When the Mortgagor shall have paid all of the indebtedness secured by this mortgage, the Mortgagee will refund to the Mortgagor any excess funds accumulated hereunder. In the event of default in the payment of any of the indebtedness secured by this mortgage, the Mortgagee may, at any time thereafter, apply any balance then remaining of the funds accumulated for the aforesaid purposes to the payment of such indebtedness.

20. At all times during the terms of this mortgage, the Mortgagor shall maintain on the above described property parking spaces adequate traffic lanes for ingress and egress thereto. Any future buildings or additions to the demised premises shall maintain the same parking ratio as said number of spaces is to the total number of square feet in the buildings and improvements.

21. The said Mortgagor covenants to keep and perform all of the covenants, agreements and conditions to be kept and performed by the Lessor under any and all leases now or hereafter covering the mortgaged property, or any part thereof. In event of default under any such lease by reason of the failure of the Mortgagor to keep or perform one or more of the covenants, agreements or conditions thereof, the mortgagee is hereby authorized and empowered and may at its option, remedy, remove or cure any such default, and further, the Mortgagee may, at its option, and in its sole discretion, pay any sum of money deemed necessary by it for the performance of said covenants, agreements and conditions, or for the curing or removal of any such default, and incur all expenses and obligations which it may consider necessary in connection therewith. Any and all sums so paid by the Mortgagee, as herein provided, with interest thereon at the rate hereinabove provided in the event of default shall be part of the indebtedness secured by this mortgage and a lien upon the mortgaged property and shall with interest as aforesaid be repair by the Mortgagor to the Mortgagee forthwith upon demand.

22. And it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law of the State of South Carolina deducting from the value of land, for the purpose of taxing any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with interest due thereon, shall at the option of the said Mortgagee, without notice to any party, become immediately due and payable.

23. The terms and conditions hereinabove contained shall supercede the terms and conditions set forth in that certain Mortgage from Ralph Lee as Mortgagor to The South Carolina National Bank as Mortgagee dated September 13, 1974 recorded in the RMC Office for Greenville County, S.C. on September 13, 1974 in Mortgage Book 1322, pages 579 through 584, inclusive, the within mortgage being by way of amendment thereto.

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