

and defend the said title to the same with the Mortgagee against the claims of all persons whomsoever; and, further, that they will pay all taxes, assessments and insurance premiums upon all parts of the property described herein and upon such other property as the Mortgagee may require upon or in connection with said premises or the business conducted therein, as and when the same shall become due and payable; and in case they shall at any time neglect or fail to so do, then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage; that they will not create or permit to accrue, any debt, lien or charge which would be prior to, or on a parity with, the lien hereby created upon any part of the said property; that they will comply with all statutes, ordinances, regulations and requirements imposed by any governmental authority upon or with respect to said property or any part thereof, and will not remove any of said property from said premises (except as may be permitted by this instrument), without the prior consent of the Mortgagee, its successors or assigns.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents that if it, the said Mildred N. Washell and Robert J. Leopard, d/b/a Greenville Ice Skating Rink, does and shall well and truly pay, or cause to be paid unto the said Small Business Administration, its successors or assigns, the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said Note and condition thereunder written, then this deed of