

jury or damages to said property or any part thereof. Mortgagee is authorized and empowered (but not required) to collect and receive any such award and is authorized to apply it in whole or in part in reduction of the then outstanding debt secured by this Mortgage, notwithstanding the fact that the same may not then be due and payable. Any amounts so applied to principal shall be applied to the principal last maturing hereon. Mortgagor agrees to execute such further assignments of any such awards as Mortgagee may require. Provided, however, notwithstanding anything to the contrary in the Mortgage Note, any amounts so applied to principal shall not require the payment of any consideration for the privilege of making a prepayment of principal.

In the event that Mortgagor should fail to pay any taxes, assessments, sums due under any prior lien or insurance premiums, or fail to make necessary repairs, or permit waste, Mortgagee, at its election and without notice to Mortgagor, shall have the right to make any payment or expenditure and to take any action which Mortgagor should have made or taken, or which Mortgagee deems advisable to protect the security of this Mortgage or the Mortgaged Property, without prejudice to any of Mortgagee's rights or remedies. All such sums, as well as costs, advanced by Mortgagee pursuant to this Mortgage shall be due immediately from Mortgagor to Mortgagee, shall be secured hereby, and shall bear interest at the rate of twelve (12%) per cent per annum from the date of payment by Mortgagee until the date of repayment.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the Mortgagor, the said Ewing-Hungiville Realty and Construction, Inc., its successors and assigns, do and shall well and truly pay, or cause to be paid unto the said Mortgagee, The South Carolina National Bank or Aetna Life Insurance Company, should it purchase this Mortgage and Note evidencing the indebtedness referred to herein, the said debt or sum of money aforesaid, with interest