

2. pay each installment of indebtedness due under the First Notes and the First Mortgage before any such installment becomes due and payable thereunder, and shall furnish Mortgagee evidence of such payment. In the event Mortgagor shall fail to pay any installment of indebtedness due under the First Notes or the First Mortgage, Beneficiary may, at its option, make such payment directly to the holder of the First Notes and any such sums so advanced shall become part of the indebtedness secured hereby and shall be immediately due and payable by Mortgagor to Mortgagee.

3. not cause any modification to be made to the First Mortgage or the First Notes without the prior written consent of the Mortgagee.

4. pay when due, all taxes, assessments, levies and charges upon or against the property herein described, of every character which are now due or which may hereafter become liens on said premises, including all taxes assessed in South Carolina against the Mortgagee on this instrument or the sum hereby secured or evidenced by the Note except such items which are being appropriately contested in good faith and against which, if requested by the Mortgagee, the Mortgagor will establish adequate reserves, and will immediately deliver to the Mortgagee official receipts therefor;

5. keep the buildings now or hereafter on said premises insured against loss and damage by fire, tornado and windstorm, and against such other hazards as the Mortgagee may require, including business interruption and flood, in amounts satisfactory to the Mortgagee not exceeding in the aggregate one hundred percent (100%) of their full insurable value but in no event less than the unpaid principal balance of the Notes secured hereby, so that the Mortgagor will not be deemed a co-insurer, for the benefit of the Mortgagee, loss, if any, to be made

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