

Mortgagor shall have set aside on its books adequate reserves with respect to any such tax, assessment, charge, levy or claim so contested. Mortgagor shall not consent or agree to any lien, mortgage, security interest or sale and leaseback transaction upon or affecting the Property or any part thereof, except (i) as granted by this Mortgage, (ii) any other lien or security interest granted to the Mortgagee, or (iii) as permitted in the Loan Agreement.

8. In the event of the enactment after the date of this Mortgage, of any law of the Federal, State, County or Municipal Governments, deducting from the value of the land for the purpose of taxing any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges of liens herein required to be paid by the Mortgagor, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages of the Mortgagor's interest in the Property or the manner of collection of taxes, so as to affect this Mortgage or the Indebtedness or the Mortgagee, then in such event, Mortgagor, upon demand by Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor. If such taxes or assessments are paid by Mortgagee, Mortgagor's obligation to reimburse Mortgagee for said sums shall be secured by this Mortgage.

9. The Mortgagor shall, at the expense of the Mortgagor, do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, mortgages, assignments, notices of assignments, transfer and assurances as the Mortgagee shall from time to time reasonably require, for the better assuring, conveying, assigning, transferring and confirming unto the Mortgagee the Property hereby mortgaged or intended now or hereafter so to be, or which the Mortgagor may be or may hereafter become bound to convey or assign to the Mortgagee, or for carrying out the intention or facilitating the performance of the terms of this Mortgage or for filing, registering or recording this Mortgage and, on demand, will execute and deliver, financing statements, chattel mortgages or comparable security instruments, to evidence the lien hereof upon the Property or any part thereof.

10. The Mortgagor shall pay (i) all filing, registration or recording fees necessary for the recording of this Mortgage; and (ii) all federal, state, county and municipal stamp taxes and other taxes, duties, imposts, assessments and charges due upon the recording hereof.

11. Mortgagor covenants and warrants that the execution and delivery of this Mortgage has been duly authorized by the Board of Directors of Mortgagor, which is a duly organized or qualified corporation, validly existing and in good standing in the state of its incorporation and the State of South Carolina. The Mortgagor shall do all things necessary to preserve and keep in full force and effect its existence, franchises, rights and privileges as a corporation under the laws of the state of its incorporation and the State of South Carolina.

12. The Mortgagor shall keep adequate records and books of account relating to the Property in accordance with generally accepted accounting principles and will permit the Mortgagee, by its agents, accountants and attorneys, to visit and inspect the Property and examine its records and books of account