

It is stipulated, covenanted and agreed that the lien by this instrument shall be and remain secondary and inferior to the lien securing the payment of that one certain other promissory note in the principal amount of \$80,000.00, dated October 10 19 79, executed by the Issuer, and payable to the order of Virginia Winslow Individually and as Executrix of the Estate of Albert Edward Winslow, deceased, more fully described in a real estate mortgage recorded in Volume 1484, Page 58 of the Records of Greenville County, South Carolina, and Issuer expressly covenants and agrees that should default be made in the payment of said \$80,000.00 note, or any part thereof, principal or interest, as the same shall become due and payable, or in any of the covenants of the mortgage securing the payment thereof, the indebtedness evidenced by the Series 19 79-A bonds hereby secured, at the option of the holder thereof shall at once become due and payable.

Section 3. Insurance. Issuer covenants to keep the buildings and permanent fixtures, furniture and equipment also personal property now and at any time hereafter situated on the property insured by insurers satisfactory to the Trustee, against loss or damage by fire and against loss or damage by windstorm in amounts equal to full insurable value thereof and to cause all policies of insurance to be made payable to the Trustee, to the extent of the indebtedness owing and unpaid hereunder, and to deliver the policies of insurance as they are from time to time written to the Trustee. Trustee shall be furnished copies of such policies upon the execution hereof which policies shall provide for ten (10) days written notice to Trustee prior to cancellation.

Section 4. Taxes and Assessments. Issuer covenants that it will pay and discharge, as the same from time to time becomes due and payable, all taxes and assessments, including assessments for special benefits, which by any competent taxing or assessing authority may be assessed or levied on the Premises, or any part thereof.

Section 5. Maintenance of Improvements. Issuer agrees to keep up and maintain the buildings, structures, improvements, furniture and equipment on the property in good order and condition; to make seasonably all necessary repairs, renewals and replacements, and not to suffer or permit any waste or damage thereto. Issuer covenants and agrees that any permanent fixtures by it placed or installed upon the Property shall, for the purposes of this Indenture, be considered as part of the realty and inure to the benefit of the bondholders secured hereby.

Section 6. Recording of Trust Indenture. Issuer covenants and agrees to cause this Instrument to be duly recorded in the office of the register of deed of GREENVILLE county, state of SOUTH CAROLINA, and to pay costs of recording and taxes upon said bonds.

Section 7. Issuer's Records. Issuer covenants and agrees that it will, at any time and from time to time permit the Trustee and its agents or accountants to have access to, and to inspect and make extracts from, the Issuer's books, accounts, papers, documents and memoranda pertinent to any of the covenants, conditions and agreements of this Indenture in respect of the bonds secured hereby or of any of the Premises.