

Lease Agreement therefor with Eckerd Drugs of South Carolina, and with  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, and provided said Lease is not  
terminated by either party thereto or by the terms thereof, the proceeds  
shall be held by the Mortgagee and disbursed for the rebuilding, recon-  
structing and repairing of the aforesaid premises upon request as the  
work progresses to Mortgagor through the medium of a title insurance  
company selected by Mortgagee, (the charges and expenses of which shall  
be paid by the Mortgagor) and upon assurance of the title company that  
no mechanic's or materialmen's liens have attached to the property, and  
upon a certificate of a licensed architect or engineer in charge of the  
work stating that:

(a) The sum requested is fully due to the contractors,  
subcontractors, materialmen, laborers, engineers,  
and/or other persons, firms or corporations rendering  
services or supplying material for such work, or is  
fully required to reimburse the Mortgagor for expendi-  
tures made by it in connection with such work, and when  
added to all sums paid out by Mortgagee does not exceed  
the value of the work done to the date of such certificate;  
and

(b) That the insurance money remaining in the hands of  
the Mortgagee will be sufficient upon the completion of  
such work to pay for the same in full.

If under the certificate of the architect or engineer,  
as the case may be, furnished to the Mortgagee, the insurance money in  
the hands of the Mortgagee shall be insufficient to pay the entire cost  
of such work, the Mortgagor agrees to pay to the Mortgagee the amount of  
the deficiency promptly on demand and such sum shall be held and paid  
out by the Mortgagee under the provisions hereof.

4. That Mortgagor will keep all improvements now existing or  
hereafter erected in good repair and, in the case of a construction loan,  
that it will continue construction until completion without interruption,  
and should it fail to do so, the Mortgagee may, at its option, enter  
upon said premises, make whatever repairs are necessary, including the  
completion of any construction work, and charge the expenses for such  
repairs or the completion of such construction to the mortgage debt;

5. That Mortgagor will pay, when due, all taxes, public assess-  
ments, and other governmental or municipal charges, fines, or other  
impositions against the mortgaged premises;

6. That Mortgagor will comply with all governmental and  
municipal laws and regulations affecting the mortgaged premises;

7. That in addition to the monthly payments of principal and  
interest due under the terms of the Note secured hereby, Mortgagor will  
pay to the Mortgagee, on the first day of each month, until the indebted-  
ness secured hereby is paid in full, a sum equal to one-twelfth of the  
annual taxes, public assessments and insurance premiums, as determined  
by the Mortgagee, and, on the failure of the Mortgagor to pay all taxes,  
insurance premiums and public assessments, the Mortgagee may at its option  
pay said items and charge all advances therefor to the mortgage debt. No  
interest will accrue to Mortgagor on these deposits;

8. That any deficiency in the amount of monthly payments under  
the Mortgage Note secured hereby shall, unless paid by the Mortgagor  
prior to the due date of the next such payment, constitute an event of  
default under this Mortgage. The Mortgagee may collect a "late charge"  
not to exceed an amount equal to two (2%) per centum of any installment  
which is not paid within fifteen (15) days from the due date thereof to  
cover the extra expense involved in handling delinquent payments;

9. If there is a default in any of the terms, conditions, or  
covenants of this Mortgage or of the Note secured hereby, then, at the  
option of the Mortgagee, all sums then owing by the Mortgagor to the  
Mortgagee shall become immediately due and payable, and this Mortgage may

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