

of the premises. If the insurance proceeds are applied to the debt, it may be applied upon the portion last falling due or in such other manner as Mortgagee may desire. In the event of foreclosure of this Mortgage or other transfer to title to the premises in extinguishment of the indebtedness secured hereby, all right, title and interest of Mortgagee in any insurance policies then in force shall pass to the grantee.

4. **Escrow Deposits.** Upon demand of Mortgagee, Mortgagor shall add to each monthly or other periodic payment required under the Note secured hereby the amount estimated by Mortgagee to be sufficient to enable Mortgagee to pay, as they come due, all taxes, charges, assessments, and insurance premiums which Mortgagor is required to pay hereunder. Any deficiency occasioned by an insufficiency of such additional payments shall be forthwith deposited by Mortgagor with Mortgagee upon demand.

5. **Repairs.** Mortgagor will keep the premises in as good order and repair as they are now (reasonable wear and tear expected) and will not commit or permit any waste or any other thing whereby the value of the premises might be impaired. Mortgagor shall not cut timber on the premises nor sell the timber rights without the written consent of Mortgagee.

6. **Compliance with Laws.** Mortgagor shall promptly comply with any applicable legal requirements of the State of South Carolina or other governmental entity, agency or instrumentality relating to the use or condition of the premises.

7. **Condemnation Award.** Any award for the taking of, or damages to, all or any part of the premises or any interest therein upon the lawful exercise of power of eminent domain shall be payable to Mortgagee who may apply the sums so received to the portion of the debt hereby secured last falling due or in such other manner as Mortgagee may desire.

8. **Payments by Mortgagee.** If Mortgagor shall be in default in the timely payment or performance of any obligation under this Mortgage, the Loan Agreement or the Note hereby secured, Mortgagee, at its option may pay the sums for which Mortgagor is obligated. Further, Mortgagee, at its option, may advance, pay or expend such sums as may be proper and necessary for the protection of the premises including but not limited to sums to satisfy taxes or other levies, and assessments and/or liens, to maintain insurance (including title insurance), to make repairs and to provide security guards.

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