

3. Insurance. Mortgagor will keep the Improvements and the Equipment insured against loss or damage by fire and such other hazards as Mortgagee shall from time to time require in amounts approved by Mortgagee, not exceeding in the aggregate 100% of the full insurable value of the Improvements and the Equipment and shall pay the premiums for such insurance as same become due and payable. All policies of insurance (the Policies) shall be issued by an insurer lawfully doing business in South Carolina and acceptable to Mortgagee and shall contain the standard New York mortgage clause endorsement naming Mortgagee as the person to which all payments made by such insurance company shall be paid. At the request of Mortgagee, Mortgagor will assign and deliver the Policies to Mortgagee. Not later than fifteen (15) days prior to the expiration date of each of the Policies, Mortgagor will deliver to Mortgagee satisfactory evidence of the renewal of each of the Policies. Sums paid to Mortgagee by any insurer may be retained and applied by Mortgagee toward payment of the Debt in such priority and proportions as Mortgagee in its discretion shall deem proper or, at the discretion of Mortgagee, the same may be paid, either in whole or in part, to Mortgagor for such purposes as Mortgagee shall designate. If Mortgagee