

4. Mortgagor hereby assigns to Mortgagee all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby. It is agreed that Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this Mortgage or in the Note secured hereby. If there is a default in any of the terms, conditions, or covenants of this Mortgage, or of the Note secured hereby, or in the event any tax or assessment is assessed within the State of South Carolina against the debt or Note secured hereby, or the interest in said premises of Mortgagee, or upon the rendering by any Court of competent jurisdiction of a decision that the undertaking by Mortgagor, as herein provided, to pay any tax or taxes is legally inoperative, then, at the option of Mortgagee, all sums then owing by Mortgagor to Mortgagee shall become immediately due and payable and this Mortgage may be foreclosed. Mortgagor waives the benefit of any appraisement laws of the State of South Carolina. Should Mortgagee become a party to any suit involving this Mortgage or the title to the premises described herein (excluding legal proceedings instituted for foreclosure or for the collection of the debt secured hereby) all costs and expenses reasonably incurred by Mortgagee, and a reasonable attorney's fee, shall be secured hereby and shall become due and payable thirty (30) days after demand. Should any legal proceedings be instituted for the foreclosure of this Mortgage, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses, including continuation of abstract and a reasonable attorney's fee, shall be secured hereby, shall become due and payable immediately or on demand, and may be recovered and collected hereunder.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective successors, and assigns of the parties hereto.