

6. In the event Mortgagee declares the unpaid part of the indebtedness hereby secured to be due and thereby accelerated, and a sale of said property is not made in pursuance thereof, such declaration and acceleration shall be held for naught and the indebtedness hereby secured shall be deemed to mature solely in accordance with the terms of the Note herein mentioned, or any extension or renewal thereof, and this Mortgage, the same as though such declaration or acceleration had not been made.

7. As a part of the consideration for the credit extended to the Mortgagor by the Mortgagee as evidenced by the said Note, the Mortgagor hereby waives, relinquishes and renounces for itself, its successors and assigns, all rights that now exist or that may hereafter exist under the laws of the State of South Carolina to require an appraisal of the property hereby mortgaged, before or after the foreclosure sale thereof and agrees to pay the full amount of the indebtedness secured hereby, and the full amount of the deficiency in the payment thereof that may be established by the foreclosure of the said property, either before or after the foreclosure sale thereof, and without any defense or set-off because of the alleged true value of said property, or for any other reason.

8. In the event of a foreclosure of this Mortgage by judicial proceedings, or collection by an attorney through suit or otherwise after default, the Mortgagor shall pay a reasonable sum, upon the amount due, for attorney's fees which shall be secured by this Mortgage, and shall be included in any judgment of foreclosure recovered.

9. The Mortgagor, its successors and assigns, shall hold and enjoy the said premises so long as the terms, conditions, covenants and provisions of the said Note and of this Mortgage shall be complied with and duly performed; however, any agent or representative of the Mortgagee shall have the right to enter upon said premises at any time and to inspect the same.

10. All the rights and powers herein conferred upon the Mortgagee, its successors and assigns, are cumulative of all other remedies and rights allowed by law and may be pursued concurrently.