

- 7 -

15. Any agreement hereafter made by Mortgagor and Mortgagee pursuant to this mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

16. If the Mortgagor becomes bankrupt or insolvent, or if any petition is filed by or against it under any bankruptcy or insolvency law, or a receiver is appointed for its property, or it makes an assignment for the benefit of creditors, then Mortgagee, without notice or demand, may declare all indebtedness secured hereby immediately due and payable.

17. That no existing or future lease which covers the premises or property or any part thereof shall be cancelled, surrendered or modified without the written consent of the Mortgagee. That a detailed statement, in writing, of the rents and profits and operating expense, and the names of the tenants in possession, with the expiration dates of their leases and rental agreements and the rents reserved thereunder, shall be furnished to the Mortgagee within ten days after a written request therefor has been made, at any time and for any period specified in such request, provided, however, that the Mortgagor shall not be required to furnish more than one such statement in any calendar year. That the indebtedness secured by this mortgage shall immediately become due and payable at the option of the Mortgagee after default in complying with any of the foregoing covenants in this paragraph.

If mortgagor shall fully perform all obligations, covenants and agreements of this mortgage, and of the note secured hereby, then this mortgage and all assignments herein contained shall be null and void; otherwise to remain in full force and effect.

This mortgage shall inure to and bind the successors and assigns of the parties hereto, Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the said Mortgagor has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this the 14th day of December, 1964.

Signed, Sealed and Delivered
in the Presence of:

Sandra S. Williams

Patrick C. Fant

T. J. Assmann

Manager of Co.

PLEASANTBURG OFFICES, INC. (LS)

BY Edgerson
President

AND William E. Flinn
Secretary

*Edgerson
Page 7*