

the operation of its business; provided, however, that the Mortgagor may contest any acts, rules, regulations, orders and directions of the bodies or officials referred to in this paragraph in any reasonable manner which will not, in the opinion of the Mortgagee, adversely affect its rights.

(8) That if at any time any part of said debt, or interest thereon be past due and unpaid, the Mortgagor does hereby assign the rents and profits of the above-described premises to said Mortgagee, its successors and assigns, and agrees that any Judge of a court of competent jurisdiction, State or Federal, may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

(9) The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.

(10) The failure of the Mortgagee in any particular instance to exercise any one or more of the rights or privileges which it might have hereunder shall not be deemed to be a waiver of said rights or privileges should the occasion to exercise such rights or privileges subsequently arise.

It is agreed that the Mortgagor shall hold and enjoy the premises above above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any appraisement laws of the State of South Carolina. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit