

19. Within ninety days after the close of Mortgagor's fiscal year, Mortgagor shall deliver to Mortgagee a detailed operating statement covering the subject property in the form customarily used for similar operations and certified as correct by the Mortgagor.

20. Should Mortgagor and Mortgagee hereafter enter into any agreement modifying or changing the terms of this Mortgage or the Note secured hereby in any particular, the rights of the parties to such agreement shall be superior to the rights of the holder of any intervening lien or encumbrance.

21. Without affecting the liability of any person (other than any person released pursuant hereto) for payment of any indebtedness secured hereby, and without affecting the lien hereof upon any property not released pursuant hereto, Mortgagee may at any time and from time to time, without notice:

(a) Release any person liable for payment of any indebtedness secured hereby.

(b) Renew the indebtedness, or extend the time, or agree to alter the terms of payment of any of the indebtedness.

(c) Accept additional security of any kind.

(d) Release any property securing the indebtedness.

(e) Consent to the making of any map or plat of the premises, or the creation of any easements thereon or any covenants restricting use or occupancy thereof.

22. If the indebtedness secured hereby is now or hereafter further secured by chattel mortgages, pledges, contracts of guaranty, assignments of leases, or other securities, Mortgagee may at its option exhaust any one or more of said securities and the security hereunder, either concurrently or independently, and in such order as it may determine.

23. In the event of the passage, after the date of this Mortgage, of any law of the State of South Carolina or of any political subdivision of such State deducting from the value of the real property, for the purpose of taxation of any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes, so as to affect this Mortgage, the whole of the principal sum secured by this Mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee, without notice to any party, become immediately due and payable.

24. If the proceeds of the loan hereby secured are intended to finance the construction of improvements, Mortgagor further covenants and agrees that:

(a) The improvements to be erected, altered or remodeled on the premises shall be completed in accordance with the plans and specifications deposited with Mortgagee.