

28. The mortgagor will submit to the mortgagee annual audit reports of the operation of Cauthen and Parker, Inc., each such annual report shall be certified by an authorized financial officer of the mortgagor, and prepared in accordance with standard accounting procedures, and shall be rendered within 90 days after the end of the fiscal year of Cauthen and Parker, Inc.

29. That the whole of the principal sum and the interest shall become due at the option of the mortgagee in the event of a default under a certain Building and Loan Agreement bearing even date with this mortgage and entered into between the mortgagor and mortgagee, if such default, under the provisions of said Agreement gives the mortgagee the right to terminate its obligation to make any advance or any further advance under the Agreement. The original of said Agreement is available for inspection by any party having an interest therein at the office of Rainey, Fant & Horton, Attorneys, 118 Broadus Avenue, Greenville, South Carolina, attorneys for the mortgagee.

30. That said mortgagor does hereby bind itself and its successors and assigns to procure or execute any further necessary assurance of title to the said premises and also to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against itself, and its successors and assigns, and against every person or persons whomsoever lawfully claiming the said or any part thereof.

IN WITNESS WHEREOF, Cauthen and Parker, Inc., has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers the day and year first above written.

Signed, Selaed and Delivered in the presence of :

Richard C. Wynne

Myrtle L. Gaudin

CAUTHEN AND PARKER, INC.

BY: [Signature]
President

AND: [Signature]
Secretary