

5. The Mortgagor hereby assigns all the rents, issues and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this mortgage, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the indebtedness secured hereby.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the Promissory Note secured hereby. If the Mortgagor shall fully perform all of the terms, conditions and covenants of this mortgage and of the Promissory Note secured hereby, then this mortgage shall be 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 Promissory 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 appraisal laws of the State of South Carolina. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the indebtedness secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses, including continuation of abstract and a reasonable attorney's fee (of not less than 10% of the amount involved) shall be secured hereby, shall become due and payable immediately or on demand, and may be recovered and collected hereunder.

The covenants and agreements herein contained shall bind, and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto.

The duties and obligations imposed upon Mortgagor herein are in addition to all other duties and obligations imposed upon Mortgagor by other agreements in effect between the parties hereto and nothing contained in this instrument shall affect any rights or remedies given to Mortgagee by such other agreements.