

17. Any deficiency in the amount of monthly payments due hereunder shall, unless paid by the mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The mortgagee may collect a "late charge" not to exceed an amount equal to five per centum (5%) of any installment which is not paid within fifteen (15) days from the due date thereof to cover the extra expense involved in handling delinquent payments.

18. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if Star Enterprises, Inc., the said mortgagor, do and shall well and truly pay, or cause to be paid, unto the said Carolina Federal Savings & Loan Association, its successors and assigns, the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note and conditions thereunder written, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that Star Enterprises, Inc. is to hold and enjoy the said premises until default of payment shall be made.

WITNESS the hand of Star Enterprises, Inc., and the seal of the corporation, this 15th day of June, in the year of our Lord one thousand nine hundred and seventy-two and in the one hundred and 95th. year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF:

[Signature]
[Signature]

STAR ENTERPRISES, INC.

(SEAL)

By

[Signature]
President

[Signature]
Secretary

