

notwithstanding the fact that the same may be satisfied and cancelled of record, it being the intention of the parties hereto that the same will be satisfied and cancelled of record by the holder thereof prior to the time of the recording of this Mortgage.

30. In the event any one or more of the provisions contained in this Mortgage or in the Note shall for any reason be held to be inapplicable, invalid, illegal or unenforceable in any respect, such inapplicability, invalidity, illegality or unenforceability shall, at the sole option of the Mortgagee, not affect any other provision of this Mortgage, but this Mortgage shall be construed as if such inapplicable, invalid, illegal or unenforceable provision had never been contained herein or therein.

31. All notices hereunder shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when sent by telegram, or by registered or certified mail with return receipt requested, to any party hereto at the address below, or such other address of which written notification has been given to the other party:

Mortgagor:	P.O. Box 370 Mauldin, South Carolina 29662
Mortgagee:	500 East Morehead Street Charlotte, North Carolina

32. All of the grants, covenants, terms, provisions and conditions herein shall run with the land and shall apply to, bind and inure to the benefit of, the successors and assigns of the Grantor and the successors and assigns of the Mortgagee.

33. That the Mortgagor will at the request of the Mortgagee furnish a written statement of all amounts owing under the Note or any other instrument or instruments secured hereby and therein state whether or not Mortgagor claims any defenses or offsets thereto.

34. The Mortgagor covenants, that in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor the Mortgagee may, without notice to the Mortgagor deal with such successor or successors in interest with reference to this Mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forbear to sue or may extend time for payment of the debt secured thereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured.