

right to or benefit thereof. Mortgagor further waives and releases, to the extent that it lawfully may, all errors, defects and imperfections in any proceedings instituted by Mortgagee under this Mortgage, as well as all benefits that might accrue to Mortgagor by virtue of any present or future laws exempting the Mortgaged Property, or any part of the proceeds arising from any sale thereof, from attachment, levy or sale under execution, or providing for any stay of execution, homestead exemption or any other exemption from civil process, or extension of time for payment.

23. Notices. All notices hereunder shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally or sent by registered or certified mail to any party hereto at its address stated above or at such other address of which it shall have notified the party giving such notice in writing. Whenever in this Mortgage the giving of notice by mail or otherwise is required, the giving of such notice may be waived in writing by the person or persons entitled to receive such notice.

24. Taxes on Mortgagee. If at any time, now or hereafter before the indebtedness secured hereby is paid in full, Mortgagee is a bank which does not have an office or branch in the State of South Carolina and any tax, including without being limited to, any franchise, revenue, stamp, recording or license tax is imposed or assessed upon Mortgagee by the State of South Carolina or is payable by Mortgagee to the State of South Carolina, by reason of this Mortgage, the income received by Mortgagee hereunder or under the Note or Other Security Documents, or the loan secured by this Mortgage, whether such tax is based directly upon the income received hereunder, or the value of this Mortgage or of the Mortgaged Property is included in determining the amount of tax due by Mortgagee, Mortgagor agrees, immediately