The mortgagor(s) further agree that any note or other instrument given to the mortgagee by the said mortgagor(s), shall be secured, by the afore-described real property, ratably according to their respective amounts without priority of one over the other; it is understood and NOTICE is hereby given to All and Sundry, that any note secured by the mortgage shall be used as evidence of a primary indebtedness or as collateral security for other notes and instruments and likewise to secure any notes or other instruments that may be given in renewal, or curtail of said indebtedness, or any part thereof and as such shall serve as NOTICE to any subsequent lienor that only the mortgagee or the holder of said note or notes may verify the outstanding unpaid balance.

The mortgagor(s) herein do hereby, expressly waive, release and discharge his homestead exemption as allowed by Laws of the State of South Carolina. Said Homestead Exemption is waived, released and discharged until the entire amount owed hereunto is paid in full.

The noteholder hereunder is authorized, for the account of the mortgagor(s), to make any required payments under any lien prior hereto, or under this mortgage, the non-payment of which would constitute a default, including but not limited to principal and/or interest payments, taxes and fire insurance premiums. All sums so advanced shall bear interest at the same rate as the principal herein, from the date of the advance to the date of repayment, shall attach to and become part of the lien created hereunder, shall become payable at any time on demand therefore and the failure to pay the same on demand shall, at the noteholder's option, constitute a default hereunder giving rise to all of the remedies herein provided in the event of other defaults.

If any lien upon the property hereby conveyed, superior to the lien of this deed be in default, then the entire debt hereby secured shall, at the option of the holder or holders hereunder, become immediately due and payable.

In the event that the undersigned shall fail to make any payment herein provided for at the time when the same becomes due under the provisions hereof, and said payment shall become overdue for a period in excess of five days, the undersigned hereby promises to pay a "late charge" of five cents (5¢) for each dollar so overdue, for the purpose of defraying the expense of following up the handling the said delinquent payment; ~~xxxx