

17. That in case of any foreclosure sale of said premises, the same may be sold in one or more parcels.

18. That the failure of the Mortgagee to exercise the option for acceleration of maturity and/or foreclosure following any default as aforesaid or to exercise any other option granted to the Mortgagee hereunder in any one or more instances, or the acceptance by Mortgagee of partial payments hereunder shall not constitute a waiver of any such default, nor extend or affect the grace period, if any but such option shall remain continuously in force. Acceleration of maturity, once claimed hereunder by Mortgagee, may, at the option of Mortgagee, be rescinded by written acknowledgment to that effect by the Mortgagee, but the tender and acceptance of partial payments alone shall not in any way affect or rescind such acceleration of maturity, nor extend or affect the grace period, if any.

19. That the rights and remedies herein provided are cumulative and Mortgagee may recover judgment on the obligation secured hereby, issue execution therefor and resort to every other right or remedy available at law or in equity without first exhausting the security or any right or remedy afforded by this Mortgage and no enumeration of special rights or powers hereunder shall be construed to limit any grant of general rights or powers hereunder or deprive or limit Mortgagee of any and all rights granted under the laws of the State of South Carolina.

20. That all right, title and interest of the Mortgagor in and to all leases affecting the mortgaged premises together with any and all further leases upon all or any part of the said mortgaged premises and together with all of the rents, income, receipts, revenues, issues and profits from or due or arising out of the said mortgaged premises have been transferred and assigned simultaneously herewith to the Mortgagee as further security for the payment of the said indebtedness under provisions of a certain Assignment of Lessor's Interest in Lease(s) of even date herewith executed by Mortgagor and to be recorded simultaneously herewith, the terms, covenants and conditions of which are hereby expressly incorporated herein by reference and made a part hereof, with the same force and effect as though the same were more particularly set forth herein.

21. That Mortgagee, without notice, and without regard to the consideration, if any, paid therefor, and notwithstanding the existence at that time of any inferior liens thereon, may release any part of the security described herein or any person liable for any indebtedness secured hereby, without in any way affecting the priority of the lien of this Mortgage, to the full extent of the indebtedness remaining unpaid hereunder, upon any part of the security not expressly released and may agree with any party obligated on said indebtedness or having any interest in the security described herein to extend the time for payment of any part or all of the indebtedness secured hereby. Such agreement shall not, in any way, release or impair the lien hereof, but shall extend the lien hereof as against the title of all parties having any interest in said security which interest is subject to said lien.

22. In the event the Mortgagee: (a) releases, as aforesaid, any part of the security described herein or any person liable for any indebtedness secured hereby; (b) grants an extension of time for any payments of the debt