

13. The Note secured hereby is also secured by the terms and provisions of a Security Agreement of even date herewith between the Mortgagor and Mortgagee as evidenced by Financing Statements filed with the Clerk of Court for Greenville County, South Carolina, and with the Secretary of State of the State of South Carolina. Any default under this mortgage or the Note secured hereby shall constitute a default under the aforesaid Security Agreement and any default under said Security Agreement shall likewise constitute a default hereunder and the Note secured hereby.

14. The Mortgagor hereby covenants and agrees that, without the prior written consent of the Mortgagee, which consent shall not be unreasonably withheld, the sale, transfer, conveyance or hypothecation of all or any portion of the property encumbered hereby, or any of the Improvements or any personal property hereafter located upon said property, whether voluntarily or by operation of law, shall constitute a default under the terms of this mortgage and entitle the Mortgagee to accelerate all sums due on account of the Note secured hereby. Mortgagor further covenants and agrees that, without the prior written consent of the Mortgagee, the sale, transfer, hypothecation, pledge, gift or conveyance by any present stockholder or stockholders of shares of stock in Mortgagor constituting a majority interest (which interest, for purposes of this paragraph shall be considered any interest consisting of more than fifty (50%) per cent of the securities entitled to vote) shall constitute a default hereunder and entitle the Mortgagee to declare the entire principal sum of the Note secured hereby immediately due and payable together with all interest accrued thereon. The Mortgagor further covenants and agrees that so long as the Note secured hereby remains unpaid, the Mortgagor shall neither voluntarily or involuntarily permit the property encumbered hereby or any personal property hereafter located thereon or used in connection therewith, to become subject to any secondary lien,