

ing on realty situate in Greenville County, South Carolina. A default by the Maker under said Loan Agreement shall constitute a default hereunder and shall entitle the holder hereof to accelerate the entire indebtedness evidenced by this Mortgage Note.

It is hereby agreed in case default shall be made in the payment of any of the said principal sum or interest as aforesaid, or in the performance of any of the covenants, promises, or undertakings contained in the Mortgage Deed securing this Mortgage Note to be kept and performed by the Maker thereof, that then and in any such case the whole of said principal sum remaining unpaid hereunder, together with all interest then accrued thereon, shall at the option of the holder of this Mortgage Note forthwith become immediately due and payable without demand or notice (TIME BEING OF THE ESSENCE HEREOF). The holder's failure or delay to exercise the same shall not constitute a waiver of the right to exercise same in the event of any subsequent default. All unpaid principal and/or unpaid installments of interest shall bear interest after maturity or due date thereof or after default (if the holder shall exercise its option to declare the whole of the indebtedness hereunder due and payable as herein provided) as aforesaid at the yearly rate of Fifteen Percent (15%) until paid.

The Maker shall pay a late charge of Four Percent (4%) on any installment, payment of which is delinquent for more than five (5) days.

The Maker and Guarantors of this Mortgage Note for themselves, their heirs, executors, legal representatives, successors, and assigns, respectively, jointly and severally, expressly waive presentment, demand, protest, notice of dishonor, notice of protest, notice of non-payment, notice of maturity, diligence in collection, and the benefit of any exemption of insolvency laws, presentment for the purpose of accelerating maturity, and agree to pay all costs, including a reasonable attorneys' fee, whether suit be brought or not, if after maturity of this Mortgage Note or default hereunder