

That in case of any sale under this mortgage by virtue of judicial proceedings or otherwise, the Premises or any part thereof may be sold in one parcel and as an entirety, or in such parcels, manner or order as Mortgagee in its sole discretion may elect.

Mortgagor, for himself and family hereby waives and renounces all homestead and exemption rights provided for by the Constitution and laws of the United States or the State of South Carolina, in and to the Premises as against the collection of the secured indebtedness, or any part thereof; and Mortgagor agrees that where, by the terms of this mortgage or the note secured hereby, a day is named or a time fixed for the payment of any sum of money or the performance of any agreement, the time stated enters into the consideration and is of the essence of the whole contract.

That notwithstanding any taking of any property, herein conveyed and agreed to be conveyed, by eminent domain, alteration of the grade of any street or other injury to, or decrease in value of, the Premises by any public or quasi-public authority or corporation, Mortgagor shall continue to pay principal and interest on the secured indebtedness, and any reduction in the secured indebtedness resulting from the application by Mortgagee of any award or payment for such taking, alteration, injury or decrease in value of the Premises, as hereinafter set forth, shall be deemed to take effect only on the date of such receipt; and said award or payment may, at the option of Mortgagee, be retained and applied by Mortgagee toward payment of the secured indebtedness, or be paid over, wholly or in part, to Mortgagor for the purposes of altering, restoring or rebuilding any part of the Premises which may have been altered, damaged, or destroyed as a result of any such taking, alteration of grade, or other injury to the Premises, or for any other purpose or object satisfactory to Mortgagee, but Mortgagee shall not be obligated to see to the application of any amount paid over to Mortgagor. If, prior to the receipt by Mortgagee of such award or payment, the Premises shall have been sold on foreclosure of this mortgage, Mortgagee shall have the right to receive said award or payment to the extent of any deficiency found to be due upon such sale, with legal interest thereon, whether or not a deficiency judgment on this deed shall have been sought or recovered or denied, and of the reasonable counsel fees, costs and disbursements incurred by Grantee in connection with the collection of such award or payment.

That if the Mortgagor shall hereafter lease the Premises or any part of the improvements now or later located thereon, by leases subordinate or junior (either by the date thereof, the date of recordation thereof or by the express terms thereof) to this mortgage, Mortgagor shall require that such leases shall expressly