

required by law, such notification shall be deemed reasonably and properly given if given at least ten (10) days before such disposition in the manner herein provided.

32. Mortgagee shall have the right from time to time to institute an equitable or legal action to recover any principal, interest, or any other sums required to be paid under the terms of this Mortgage, as the same become due, without regard to whether or not the entire amount of the unpaid principal and interest or any other sums shall be due, and without prejudice to the right of Mortgagee thereafter to any other remedy provided herein. Nothing in this Mortgage or in the Note shall affect the obligation of the Mortgagor to pay the Indebtedness in the manner and at the time and place as provided in the Note subject to Paragraph 49 thereof.

33. Without the written consent of Mortgagee, no security interest will be created or suffered to be created under the provisions of the South Carolina Uniform Commercial Code, together with any amendments or supplements thereto which may be in effect with respect to any goods, fixtures, equipment, appliances or other articles of personal property (except rental furniture used in apartments rented on a furnished basis) now attached to or used or hereafter attached to or used in connection with the Premises.

34. The pleading of any statute of limitations as a defense to any and all obligations secured by this Mortgage is hereby waived to the full extent permissible by law.

35. To the extent permitted by applicable law, the Mortgagor shall not at any time insist upon, or plead, or in any manner whatever claim or take any benefit or advantage of (i) any stay or extension or moratorium law; (ii) any exemption from execution or sale of the Property or any part

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