

cluding an action of foreclosure, or any other action, for a default or defaults by the Mortgagor existing at the time such earlier action was commenced.

17. That any failure by the Mortgagees to insist upon the strict performance by the Mortgagor of any of the terms and provisions hereof shall not be deemed to be a waiver of any of the terms and provisions hereof, and the Mortgagees, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance by the Mortgagor of any and all of the terms and all of the terms and provisions of this mortgage to be performed by the Mortgagor.

18. That the rights of the Mortgagees arising under the clauses and covenants contained in this mortgage shall be separate, distinct and cumulative and none of them shall be in exclusion of the others; and that no act of the Mortgagees shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision, anything herein or otherwise to the contrary notwithstanding.

19. The said Mortgagor does hereby bind itself and its successors and assigns to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against itself and its successors and assigns, and against every person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

20. In the event of foreclosure, the Mortgagor does hereby specifically waive the right of appraisal as provided for in Section 45-88, et seq, of the Code of Laws for South Carolina, 1962.

IN WITNESS WHEREOF, this mortgage has been duly executed by the Mortgagor the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

*Charles A. M...
B. F. Belding*
Witness
*Richard B. ...
B. F. Belding*
Witness

CAROLINA CARTON CO.

By: *J. H. ...*
President
And: *A. P. ...*
Secretary

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