

30. Acceptance by Mortgagee of any payment less than the amount then due shall be deemed an acceptance on account only, and the failure to pay the amount then due shall be and continue to be a default, at any time thereafter; and until the entire amount then due on said debt has been paid, Mortgagee shall be entitled to exercise all rights conferred upon it in the Note, in this Mortgage, and in all other security instruments, upon occurrence of a default.

31. This Mortgage shall be binding upon, and shall inure to the benefit of, Mortgagor, his heirs, administrators, executors and assigns, and Mortgagee, its successors and assigns.

IN WITNESS WHEREOF, the said Mortgagor has hereunto set his hand and seal on the day and year first above written, November 24, 1976.

IN THE PRESENCE OF:

*John B. Mann*  
*Carolyn S. Gillespie*

*Jack E. Shaw*  
JACK E. SHAW

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