

shall notify the lessor of any such default, and the lessor shall have failed to completely cure such default within thirty days of receipt of said notice. The Mortgagor herein, its successors or assigns, does hereby appoint the noteholder as its agent for the performance of any obligation of said Mortgagor in any lease affecting the mortgaged premises, provided, however, that any such acts by said noteholder shall be solely at its option and election and for purposes of protecting its security interest in the mortgaged premises.

This paragraph shall apply to all leases affecting the property described herein.

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

In the Presence of:

LOWNDES HILL REALTY COMPANY

Joan O. Gardner  
Wm. Byrd Traxler

BY: R. E. Houston, Jr.  
 AND: Selma G. Major  
 Asst. Sec.

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared before me Joan O. Gardner and made oath that (s)he saw R. E. Houston, Jr. as President and Selma G. Major as Assistant Secretary of Lowndes Hill Realty Company, a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written Mortgage and Security Agreement, and that (s)he, with Wm. Byrd Traxler, Sr. witnessed the execution thereof.

SWORN TO before me this 10<sup>th</sup> day of August, 1978.

Wm. Byrd Traxler (LS)  
 Notary Public for South Carolina  
 My Commission Expires: 8/12/80

Joan O. Gardner

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