

any of the provisions of this Mortgage or of any obligations secured by this Mortgage, or by reason of the release, regardless of consideration, of the whole or any part of the security held for the indebtedness secured by this mortgage, or by reason of any agreement or stipulation between any subsequent owner or owners of the premises and the Mortgagee extending the time of payment or modifying the terms of the Note or Mortgage without first having obtained the consent of the Mortgagor or such other person, and in the latter event, the Mortgagor and all such other persons shall continue liable to make such payments according to the terms of any such agreement of extension or modification unless expressly released and discharged in writing by the Mortgagee.

9. It is agreed that if at any time the United States of America shall require internal revenue stamps to be affixed to the Note, the Mortgagor will pay for the same with any interest or penalties imposed in connection therewith.

10. It is agreed that the rights of the Mortgagee 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 Mortgagee 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.

11. It is agreed that this instrument shall also constitute a Security Agreement as defined under the South Carolina Uniform Commercial Code (Section 36-9-101 et seq. of the Code of Laws of South Carolina (1762), as amended, and the Mortgagor hereby grants to the Mortgagee a security interest in the following property owned by the Mortgagor and located or to be located upon the Premises: