

Neither the property nor any portion thereof or interest therein shall be leased, assigned, sold or transferred or encumbered, voluntarily or otherwise, without the written consent of the Mortgagee. South Carolina National Bank shall have the sole and exclusive rights as Mortgagee hereunder, including, but not limited to, the power to grant consents, partial releases, subordinations, and satisfaction, and no insured holder shall have any right, title or interest in or to the lien or any benefits hereof.

And it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law of the State of South Carolina deducting from the value of land, for the purpose of taxing any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the Mortgagors agree to and do hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agree that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying the costs of receivership) upon said debt, interest, costs, and expenses, without liability to account for any more than the rents and profits actually received. Annually, Mortgagors and the Lessees on the premises shall submit to Mortgagee current personal financial statements, upon request of Mortgagee.

PROVIDED, ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Present, that if it and we, the said Mortgagors, do and shall well and truly pay or cause to be paid unto the said Mortgagee the debt or sum of money aforesaid with interest thereon, if any be due according to the true intent and meaning of the said note, and any and all other sums which may become due and payable hereunder, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said Mortgagors shall be entitled to hold and enjoy the said Premises until default