

26. And it is further expressly agreed that neither failure of the Mortgagee to exercise any option to declare maturity of the principal debt or any other sums hereby secured under any of the foregoing covenants or stipulations, nor procurement of insurance or payment of taxes as hereinbefore provided shall be taken or deemed a waiver of right to exercise such option or declare such maturity as to such past or any subsequent violation of any of said covenants or stipulations.

27. Mortgagor hereby agrees to perform or cause to be performed the covenants and obligations of the mortgagors and their assignors, if any, under the aforesaid prior mortgages described on the first page of this Mortgage, other than and exclusive of the obligation to pay the notes secured thereby, and any default under such mortgage (other than failure to pay the note secured thereby) shall be deemed a default under this Mortgage, permitting the Mortgagee to declare the remaining principal and accrued interest secured hereby immediately due and payable and thereupon foreclose the lien given to secure payment thereof, and/or to cure such default (provided that the Mortgagee shall not be obligated to cure any such default); the Mortgagee shall give written notice to Mortgagor of any such payments so made by Mortgagee to secure such default and the Mortgagor shall have five (5) days after such notice to pay such amounts to Mortgagee before Mortgagee may accelerate the debt secured by this Mortgage.

28. The covenants, conditions and agreements contained in this Mortgage shall bind, and the benefits thereof shall inure to the respective parties hereto and their respective successors and assigns.

29. Notwithstanding any provision herein or in said note, the total liability for payments in the nature of interest shall not exceed the limits now imposed by the usury laws of the State of South Carolina. It is agreed by Maker that the laws of the State of South Carolina with respect to permissible interest only shall control said note.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagor does and shall well and truly pay, or cause to be paid unto the said Mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale 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 the Mortgagor is to hold and enjoy the said premises until default of payment shall be made.

And if at any time any part of said debt or interest thereon be past due and unpaid, the Mortgagor hereby assigns the rents and profits of the above-described premises to said Mortgagee or its successors, heirs, executors, administrators, or assigns, and agrees that any judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs and expenses without liability to account for anything more than the rents and profits actually collected.

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WITNESS the hand and seal of the Mortgagor this 1st day of August, in the year of our Lord One Thousand Nine Hundred and