

3. Should any default be made by Mortgagors in the payment of interest, if any, or of any installment of principal, or of any part thereof or any other sum required to be paid pursuant to the provisions hereof or of the Note, and should Mortgagors fail to cure such default within thirty (30) days after receipt by Mortgagors of notice of nonpayment thereof, or should Mortgagors default in the observance or performance of or the prevention of any violation of any of the covenants, conditions, terms or agreements hereof or of the Note or of any other instrument securing said Note, and should Mortgagors fail to cure any such default within thirty (30) days after receipt by Mortgagors of notice of such default, then a default shall exist hereunder such that, at the option of said Mortgagee, or its successors or assigns, the whole indebtedness and all sums secured by this Mortgage, including but not limited to the unpaid principal balance due on the Note and all accrued further interest thereon shall at once become due and payable without notice, and this mortgage may be foreclosed for the whole amount of said monies, interest, costs, and attorney's fees and Mortgagee may exercise such other rights and remedies as shall be available to it under any other security for said Note, or under applicable law. At foreclosure sale, Mortgagee shall have the right to have the property herein conveyed sold as a whole or in separate parcels. Mortgagee shall have the right to bid at any foreclosure sale hereunder.

4. Notwithstanding that the Note secured hereby prohibits prepayment, Mortgagors may at any time after the date hereof sell the within described parcel of real estate or any portion thereof prior to the payment of the final installment as contemplated herein and the Mortgagee shall release any portion of said premises from the Mortgage, or in the event the entire parcel is sold, the Mortgagee herein shall execute and deliver to the Mortgagor a satisfaction of this mortgage, provided, however, that before the Mortgagee shall release any or all of said

RILEY & RILEY
Attorneys at Law
218 Henrietta Street
Greenville, S. C.

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