

premises from this Mortgage, the Mortgagor shall provide the said Mortgagee with security satisfactory to the Mortgagee, provided, however, that the Mortgagee shall not unreasonably withhold approval of such substitute collateral.

5. All covenants, provisions and conditions herein contained shall be binding upon and apply to the heirs, executors, administrators, successors and assigns of Mortgagors; shall inure to the benefit of the Mortgagee, its successors and/or assigns; and are intended and shall be held to be real covenants running with the land. The term "Mortgagors" shall also include any and all subsequent owners of the mortgaged premises.

6. It is hereby expressly covenanted and agreed that in the event any portion of this Mortgage is declared invalid for any reason, then only such portion declared to be invalid shall be stricken herefrom, and the remaining portions of this mortgage not so stricken shall continue to be in full force and effect.

7. PROVIDED ALWAYS, that if said Mortgagors shall pay unto said Mortgagee the sums set forth in the Note hereinbefore mentioned and shall perform and comply with each and every agreement, stipulation, condition and covenant thereof, and of this Mortgage, then this Mortgage and the estate hereby created, shall cease, determine and be null and void and Mortgagee shall execute and deliver to Mortgagors a satisfaction of this Mortgage, in recordable form, to be recorded in office of the RMC, Greenville County, South Carolina.

8. The said Mortgagors shall hold and enjoy said premises until default of payment shall be made.

9. It is expressly covenanted and agreed that the terms of that certain Sales and Purchase Agreement by and between the parties hereto dated May 16, 1978 and first addendum dated May 16, 1978 and second addendum dated December , 1978 are incorporated herein and are binding upon all parties hereto.