

do 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 notes, 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 his 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 the profits actually collected.

IN WITNESS WHEREOF, this 18 day of February, 1979.

Signed, Sealed and Delivered
in the Presence of:

William C. Davis

John J. Hill

SIGMA PROPERTIES, A SOUTH
CAROLINA GENERAL PARTNERSHIP

By: Peter A. Peyer, Partner

By: Siegfried K. Peyer, Partner