

9. Remedies. Upon the occurrence of a Default as hereinafter defined Mortgagee may without notice to Mortgagor... foreclose this Mortgage and sell the Property...

10. Appointment of Receiver. Upon the occurrence of a Default as hereinafter defined Mortgagee shall be entitled to the appointment of a receiver to enter upon and take and maintain full control of the Property...

11. Waiver by Mortgagee. Mortgagee may, in the sole discretion of Mortgagee, from time to time waive or forbear from enforcing any provision of this Mortgage...

12. Waiver by Mortgagor. Mortgagor understands that upon default hereunder, among other remedies set out herein and in the above referenced Promissory Note, the Mortgagee may foreclose upon the mortgaged premises...

13. Notices. Any notice given by either party hereto to the other party shall be in writing and shall be signed by the party giving notice...

14. Miscellaneous.

- (a) It is understood and agreed that all indebtedness of Mortgagor to Mortgagee at any time hereafter existing resulting from advances and readvances hereunder... (b) The agreements herein shall inure to the benefit of Mortgagee... (c) Whenever in this Mortgage one of the parties hereto is named or referred to as the heirs, legal representatives, successors and assigns of such parties... (d) The headings of the sections, paragraphs and subdivisions of this Mortgage are for the convenience of reference only... (e) If fulfillment of any provision hereof or any other said or stated hereof or to the Note at the time performance of such provision shall be due shall involve the payment of the full amount of such debt... (f) This Mortgage shall be construed and enforced in accordance with the laws of South Carolina.

IN WITNESS WHEREOF Mortgagor has executed this Mortgage under seal the day and year first above written

Signed, sealed and delivered in the presence of: [Handwritten signatures]

[Handwritten signatures]

(SEAL) (SEAL) (SEAL)

4328 (IV-2)