

with the operation of the business in which the Mortgagor is engaged, shall, at the option of the Mortgagee, constitute a default hereunder.

15. That the Mortgagor will execute and deliver to the Mortgagee, on demand, any instrument or instruments necessary to reaffirm, to correct and to perfect the lien of the Mortgagee to the mortgaged premises.

16. That the rights of the Mortgagee arising under the clauses and covenants contained in this mortgage shall be separate, distinct and cumulative and none of them shall be in exclusion of the others; that the invalidity of one or more of the clauses and covenants contained herein shall not in any way affect the validity or enforceability of the remaining provisions herein contained; and that no act of the Mortgagee shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision, anything herein or otherwise to the contrary notwithstanding.

17. That the Mortgagor will at all times fully perform and comply with all agreements, covenants, terms and conditions imposed on or assumed by it as Lessee under its aforesaid Lease with the Greenville Airport Commission and all agreements, covenants, terms and conditions imposed on or assumed by it under the aforesaid First Mortgage of Fidelity Federal Savings and Loan Association. If the Mortgagor shall fail to do so, the Mortgagee shall have the right, but not the obligation, to take any action the Mortgagee deems necessary or desirable to prevent or to cure any default by the Mortgagor in the performance of or compliance with any of the Mortgagor's covenants or obligations under said Lease or First Mortgage, even though the existence of such default or the nature thereof is disputed or denied by the Mortgagor. The Mortgagor hereby expressly grants to the Mortgagee the absolute and immediate right to enter the subject premises or any part thereof to such extent and so often as the Mortgagee, in its sole discretion, deems necessary or desirable in order to prevent or to cure any such default by the Mortgagor. The Mortgagee may pay and expend such sums of money as the Mortgagee, in its sole discretion deems necessary or desirable for such purpose, which sums shall be added to and

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