

17. That anything to the contrary notwithstanding contained in this Mortgage or the Mortgage Note secured hereby, neither the Mortgagor nor any partner thereof shall in any event be liable for a money judgment in the event of a default, it being understood that the Mortgagee looks to the security provided by said Mortgage Note and this Mortgage only, the lien hereof not, however, to be affected in any way. Nothing in this clause shall preclude the Mortgagee from foreclosing or otherwise enforcing any of its rights except as stated in this clause or shall prejudice the right of said Mortgagee as to any of the covenants and conditions of this Mortgage, the Mortgage Note and any other further instrument evidencing or securing the loan secured hereby.

18. This Mortgage is made under and shall be construed by the laws of the State of South Carolina. In the event any provisions hereof shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

19. The Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or under the Mortgage Note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note and debt secured hereby, then this mortgage shall become utterly null and void, otherwise to remain in full force and effect;

20. The covenants herein contained shall bind, and the benefits and the advantages shall inure to, the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

WITNESS the undersigned's hand and seal this 25th day of March, 1980.

Signed, sealed and delivered  
in the presence of:

Mark H. Stewart  
A. Mason Quattlebaum

ROPER CENTER ASSOCIATES, (SEAL)  
a South Carolina Limited Partnership

By: Frank J. Levy  
Sole General Partner