

Additional Covenants and Agreements:

12. Any default in the mortgage to South Carolina National Bank in the amount of \$125,000.00 as to Tract #1 and any default in that mortgage to Fidelity Federal Savings and Loan Association shall constitute a default of this mortgage and if such default occurs, Mortgagee, at its option, may declare all sums then due and owing under the note secured by this mortgage due and payable, and this mortgage may be foreclosed.


13. This a purchase money mortgage as to Tract #1.

14. This mortgage is given concurrently with that certain lease dated March 20, 1980 between Sylvia P. Cheros, Lessor, demising Tract #1 to CenCor, Inc., a Delaware corporation. Any conflicts regarding the payment of taxes, maintenance or insurance between this mortgage document and said lease shall be controlled by the lease as it pertains to Tract #1 only.

Mortgagor

                      
Initial

Mortgagee

  
                      
Initial

0.290

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