

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the 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 the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Mortgagor and Mortgagee hereby agree that so long as no default exists under this mortgage or the note secured hereby, the holder of said mortgage and note, upon request of the Mortgagor, will release from the lien of this mortgage four hundred eighty-six thousand, four hundred (486,400) square feet of land plus one (1) additional square foot of land for each three cents (\$.03) paid toward the reduction of the principal balance of the note; provided, however, that the land remaining subject to the lien of this mortgage will at all times have not less than one hundred fifty (150) feet of frontage on Watson Road.

The Mortgagor and Mortgagee hereby agree that other collateral in the form of a security interest in Certificates of Deposit or Savings Certificates issued by federal or state chartered banks or savings and loan associations with offices in Greenville County, South Carolina, may be substituted for this mortgage in which event the Mortgagee agrees to cancel this mortgage of record. Such Certificates substituted as collateral for this mortgage shall at all times have a total face value of not less than the outstanding principal balance on the note. The security interest will be a first lien on the substituted collateral and will be evidenced by a security instrument in form and content acceptable to the Mortgagee.

IN WITNESS WHEREOF, the said Mortgagor has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on this the 14th day of July, 1980.

Signed, sealed and delivered in the presence of:

[Handwritten signature: Gary M. Zimmerman]
[Handwritten signature: James D. Long]

POINSETT SERVICE CORPORATION, INC., a South Carolina corporation

(SEAL)

By: *[Handwritten signature: James D. Long]* Pres.
And: *[Handwritten signature: J.S. Garrett]* Sec.

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