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15. 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.

16. That this mortgage shall secure the payment of the Mortgagor's Obligations and any and all additional indebtedness of the Mortgagor to the Mortgagee, whether or not incurred or becoming payable under the provisions hereof and whether as future advancements or otherwise, together with any renewals or extensions of said note or other indebtedness.

Without limiting the generality of the foregoing paragraph of this Paragraph 16 or any other provision hereof, this mortgage also secures, in accordance with Section 29-3-50, Code of Laws of South Carolina 1976 (1) all existing indebtedness of the Mortgagor to the Mortgagee, evidenced by the instruments referred to herein, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to the Mortgagor by the Mortgagee, to be evidenced by promissory notes or other instruments referred to herein, and all renewals and extensions thereof, and (3) all other indebtedness of the Mortgagor to the Mortgagee, now due or to become due or hereafter contracted pursuant to any of the instruments referred to herein as being secured hereby or by and through any other instruments, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed the total sum specified herein, with interest thereon, attorneys' fees and costs.

It is understood and agreed that all advances heretofore, now and hereafter made by the Mortgagee to the Mortgagor, and all indebtedness

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