

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.

19. It is understood and agreed that any default by the Mortgagor herein under the terms and conditions of those certain mortgages in favor of First National Bank of South Carolina, more fully described on page one hereof, will constitute an act of default under the within mortgage, entitling the Mortgagee to exercise all rights and remedies set forth herein.

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