

5. No delay or the forbearance by the Mortgagee in exercising any or all of its rights hereunder or rights otherwise afforded by law shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default as set forth herein or in the event of any subsequent default hereunder, and all such rights shall be cumulative. In case the Mortgagee voluntarily or otherwise shall become a party to any suit or legal proceedings or dispute of any kind to protect the premises, to protect the lien of this Mortgage, or the interest created herein, including without limitation, any suit to enforce or foreclose this Mortgage and any condemnation action involving the premises, the Mortgagee shall be saved harmless and shall be reimbursed by the Mortgagor for any amounts paid, including all reasonable costs, charges and attorneys' fees incurred in any such suit or proceedings, and the same shall be secured by this Mortgage and its payment enforced as if it were a part of the original debt.

6. Any notice required or permitted to be given to the Mortgagor or Mortgagee hereunder shall be deemed to have been given if and when sent by prepaid registered or certified mail, return receipt requested, addressed as follows:

to the Mortgagor: Grendel Corporation  
P.O. Box 1098  
323 Jordan Street  
Greenwood, South Carolina 29646

to the Mortgagee: First Union Caesar Corporation  
First Union Plaza  
Charlotte, North Carolina 28288

or at such other address as the Mortgagor or Mortgagee may designate in writing to the other from time to time.

7. The obligation of this Mortgage hereby secured shall continue until the entire indebtedness secured by this Mortgage is paid, notwithstanding any action or actions which may be brought to recover any amount or amounts for installments of principal, interest, taxes, assessments, levies, charges or insurance premiums due and payable under the provisions of this Mortgage.

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