

authority relating to the premises; and will not permit any lien or encumbrance of any kind which may be or become superior to this Mortgage to accrue or remain on the premises or any part thereof.

7. That the Mortgagee shall have the right to enter and inspect the mortgaged premises at all reasonable times.

8. That the enactment of any new statute or law by any governmental agency or body, or the legal interpretation of any existing statute or law, that in the judgment of the Mortgagee materially interferes with the mortgaged premises or with the operation of the business in which the Mortgagor is engaged, shall, at the option of the Mortgagor, constitute a default hereunder.

9. That the Mortgagor will execute and deliver to the Mortgagee, on demand, any instrument or instruments necessary to reaffirm, to correct and to perfect the lien of the Mortgagee to the mortgaged premises.

10. 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.

11. Without limiting the generality of 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 promissory notes 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, 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 instrument referred to herein as being secured hereby, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness

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