

such extent and as often as Mortgagee, in its sole discretion, deems necessary or desirable in order to prevent or cure any such default by Mortgagor. Mortgagee may expend such sums of money as Mortgagee, in its sole discretion deems necessary for any such purpose, and Mortgagor hereby agrees to pay to Mortgagee immediately upon demand, all sums so expended by Mortgagee, together with interest thereon from the date of each such payment at Thirteen and One-fourth (13 1/4%) per cent per annum. All sums so expended by Mortgagee, and the interest thereon shall be added to and secured by the lien of this instrument.

(20) That it will promptly and fully keep, perform and comply with all the terms, provisions, covenants and conditions imposed upon Mortgagor under any assignment of any lease or leases of the Premises executed by Mortgagor, as assignor, and given to Mortgagee, as assignee, as additional security for the payment of the indebtedness secured hereby and any other agreement given by Mortgagor to Mortgagee as additional security for the payment of such indebtedness. In the event Mortgagor suffers or permits to occur any breach or default under the provisions of any such assignment of lease or leases of the Premises or any other agreement given as additional security and such default shall continue for Ten (10) days, such breach or default shall constitute a default under the Mortgage and at the option of Mortgagee, and without notice to Mortgagor, all unpaid indebtedness secured by this Mortgage shall become due and payable as in the case of other defaults.

IN WITNESS WHEREOF, the Mortgagor has caused these presents to be executed, this 29th day of October, 1981.

Signed, sealed and delivered in the presence of:

[Signature]
Carolyn J. Dilworth

SHEWMAKER & CARVER,
A SOUTH CAROLINA GENERAL PARTNERSHIP

By *[Signature]*
Blake A. Shewmaker, Partner
By *[Signature]*
Richard E. Carver, Partner

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within-named SHEWMAKER & CARVER, A SOUTH CAROLINA GENERAL PARTNERSHIP, by its Partners (Blake A. Shewmaker and Richard E. Carver), sign, seal and as its act and deed deliver the within-written REAL ESTATE MORTGAGE AND SECURITY AGREEMENT and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO BEFORE ME, THIS
29 DAY OF October, 1981

[Signature]
Notary Public for S. C.
My Commission expires 10/15/89

[Signature]
Carolyn J. Dilworth

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