

2.07 Purchase by Mortgagee

Upon any such foreclosure sale, and pursuant to any judicial proceedings, the Mortgagee may bid for and purchase the Premises, and, upon compliance with the terms of sale, may hold, retain and possess and dispose of such Premises in its own absolute right without further accountability.

2.08 No Waiver of One Default to Affect Another

No waiver of any default hereunder nor extension of any time period for the payment of any sums secured hereby or the performance of any duty or obligation hereunder shall extend to or shall affect any subsequent or any other then existing default or shall impair any rights, powers or remedies consequent thereon.

ARTICLE III

MISCELLANEOUS PROVISIONS

3.01 Successors and Assigns Included in Parties

Whenever in this Mortgage one of the parties hereto is named or referred to, the successors and assigns of such party shall be included, and all covenants and agreements contained in this Mortgage by or on behalf of the Mortgagor or by or on behalf of the Mortgagee shall bind and inure to the benefit of their respect successors and assigns, whether so express or not.

3.02 Addresses for Notices, Etc.

Any notice, demand or other instrument authorized by this Mortgage to be served on or given to the Mortgagor may be served on or given to the Mortgagor at: 1000 Executive Center Drive, Greenville, South Carolina, 29615, or at such other address as may have been furnished in writing to the Mortgagee by the Mortgagor.

Any notice, demand, or other instrument to be served on or given to the Mortgagee may be served on or given to the Mortgagee at: 1000 Executive Center Drive, Greenville, South Carolina 29615 or at such other address or addresses as may have been furnished in writing to the Mortgagee by the Mortgagor.

3.03 Headings, Etc.

The headings of the articles, sections, paragraphs, and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof, and shall not limit or otherwise affect any of the terms hereof.

3.04 Invalid Provisions to Affect No Others

In case any one or more of the covenants, agreements, terms or provisions contained in this Mortgage or in the Wrap Note shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein and in the Wrap Note shall in no way be affected, prejudiced or disturbed thereby.