

Address for Notices (as hereinafter defined) or (ii) three days after the depositing of such notice in the United States Mails, postage prepaid, addressed to the Address for Notices, certified mail return receipt requested.

For all purposes herein the Address for Notices shall mean the following address or such other address as Borrower may inform Lender in writing:

Bigelow-Sanford, Inc.  
I-85 and Whitehorse Roads  
Greenville, South Carolina

Nothing contained herein shall limit or prevent Lender from commencing any action hereunder during the pending of any cure period hereunder.

2.02 Acceleration of Maturity. If a Default shall have occurred, then the entire Indebtedness shall, at the option of Lender, immediately become due and payable without notice of demand, time being of the essence of this Mortgage; and no omission on the part of Lender to exercise such option when entitled to do so shall be construed as a waiver of such right.

2.03 Right to Enter and Take Possession.

(a) If a Default shall have occurred, Borrower, upon demand of Lender, shall forthwith surrender to Lender the actual possession of the Premises and if, and to the extent permitted by law, Lender itself, or by such officers or agents as it may appoint, may enter and take possession of all of the Premises without the appointment of a receiver, or an application therefor, and may exclude Borrower and its agents and employees wholly therefrom, and may have joint access with Borrower to the books, papers and accounts of Borrower.

(b) If Borrower shall for any reason fail to surrender or deliver the Premises or any part thereof after such demand by Lender, Lender may obtain a judgment or decree