

ADDENDUM TO SOUTH CAROLINA MORTGAGE

1. Should any lien of any character be or become prior to the lien hereof, the Mortgagor (without modifying or in any manner otherwise affecting those warranties of title herein made) expressly agrees that any default of any nature in or under such lien shall also be and constitute a default in and under this Mortgage; and the Mortgagee may, at its option, and without notice, declare the indebtedness hereby secured to be immediately due and payable for all purposes whether the same be otherwise then payable, or not, or it may pay any maturities or other payments due or called for under such lien, and any such payments, when and if made, shall be treated as an expense of protecting the mortgaged premises, shall be repayable by the Mortgagor on demand, shall bear interest from the date of payments made at the maximum fixed contract rate which Mortgagee may lawfully charge at the time of such advance by Mortgagee, or at the rate stipulated in the Note secured hereby, whichever is less, and any such payments with interest shall be secured by the lien of this instrument.

2. No waiver by Mortgagee shall be construed as a waiver of a subsequent similar default or any other default by Mortgagor. No delay by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder. No failure of Mortgagee to exercise any option herein granted to declare the maturity of the debt hereby secured, no forbearance by Mortgagee after the exercise of such option, and no withdrawal or abandonment of foreclosure proceedings by Mortgagee after the exercise of such option, shall be taken or construed as a waiver of its right to exercise such option or to declare such maturity by reason of any past, present, or future default on the part of the Mortgagor; and, in like manner, the procurement of insurance, or the payment of taxes or other liens, debts or charges by Mortgagee, or the payment for repairs or other items by the Mortgagee, shall not be taken or construed as a waiver of its right to declare the maturity of the indebtedness hereby secured by reason of the failure of the Mortgagor to procure such insurance or to pay such taxes, debts, liens, charges, repairs or other items.

3. If any provision hereof shall be construed to be invalid or unenforceable, the remaining provisions hereof shall not be affected by such invalidity or unenforceability. Each term and provision hereof shall, however, be valid and be enforced to the fullest extent permitted by applicable law.

4. Mortgagor hereby acknowledges to Mortgagee that (a) the identity and expertise of Mortgagor were and continue to be material circumstances upon which the Mortgagee has relied in connection with and which constitute valuable consideration to Mortgagee for the extending to Mortgagor of the loan evidenced by the Note, and (b) any change in such identity or expertise could materially impair or jeopardize the security, granted to Mortgagee by this Mortgage for the payment of the indebtedness mentioned herein. Mortgagor therefore covenants and agrees with Mortgagee, as part of the consideration for the extending to Mortgagor of the loan indebtedness evidenced by the Note, that the entire indebtedness evidenced by the Note and secured by this Mortgage shall, at the absolute option of the Mortgagee, be and become immediately due and payable should the Mortgagor, without the prior written consent of the Mortgagee, sell, assign, transfer, convey or further encumber any or all of its interest in the mortgaged premises,

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