

5. TITLE DEFECTS--To pay to Mortgagee any and all sums, including costs, expenses, and reasonable attorneys' fees, which Mortgagee may incur or expend in any proceeding, legal or otherwise, which Mortgagee shall deem necessary to sustain the lien of this Mortgage or its priority.

6. ACCELERATION--That in the event (a) Mortgagor shall default in any respect in the performance of any one or more covenants, conditions, or agreements specified herein, or in a Mortgage of even date herewith covering property in Greenville County, South Carolina also securing the Note; or (b) Morgagor shall default in the performance of any covenant, condition or obligation under the Note or the documents or collateral given as security for same; or, (c) for any reason Mortgagor's covenant to pay all taxes specified above shall be or become legally inoperative or unenforceable in any particular; or, (d) for any reason Mortgagor shall fail to provide and maintain the necessary insurance as hereinabove required; or, (e) any lien, charge, or encumbrance prior to or affecting the validity of this Mortgage be found to exist, or proceedings be instituted to enforce any lien, charge or encumbrance against any of said premises; or, (f) the removal or demolition of any of the buildings or improvements now or hereafter situate upon the premises is threatened; or (g) Mortgagor be declared bankrupt or insolvent, or abandons the premises; or (h) for any reason Mortgagor shall default in any premises; or, (i) all or any part of the premises or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent excluding (i) the creation of a purchase money security interest for household appliances, or (ii) a transfer by devise, descent, or by operation of law upon the death of any party herein designated "Mortgagor"; then upon the occurrence of any such event, the entire balance of the principal, advances and interest, shall become due and payable immediately at the option of Mortgagee, and neither the advance of funds by Mortgagee under any of the terms and provisions hereof nor the failure of Mortgagee to exercise promptly any right to declare the maturity of the debt under any of the foregoing conditions shall operate as a waiver of Mortgagee's right to exercise such option thereafter as to any past or current default. Mortgagee's right under subparagraph (i) above may be exercised for the sole purpose of increasing the interest rate on the sum or sums specified above and as more particularly provided in the note or notes evidencing same.

7. CASUALTY LOSS OR CONDEMNATION--In the event of any loss covered by insurance assigned to Mortgagee hereunder, or in the event that the premises hereby conveyed, or any part