

20. This mortgage is assignable by Grantee, and any assignment of the same by Grantee shall operate to vest in such assignee all rights, titles, interests and powers herein conferred.

21. Grantor hereby waives and renounces all homestead and exemption rights provided for by the Constitution and the laws of the United States or the State of South Carolina, in and to the premises as against the collection of all amounts and the performance of all obligations secured hereby or any part thereof and does hereby direct any trustee in bankruptcy having possession of such homestead or exemption to deliver to Grantee a sufficient amount of property or money set apart as exempt to be applied to the amounts and obligations secured hereby and does hereby appoint Grantee the attorney in fact for Grantor to claim any and all homestead exemptions allowed by law. Grantor likewise waives the benefit of all appraisement, valuation, stay, moratorium, inventory and redemption laws now or hereafter in force with respect to any amount or obligation secured hereby, all rights of marshaling in the event of the sale of the premises or any part thereof under power as provided in this deed, and any right Grantor may have to require Grantee to obtain any bond.

22. Grantor hereby releases to Grantee any equity of redemption which it may now or hereafter hold with respect to the premises or any part thereof.

23. Each and every covenant, warranty and agreement of Grantor herein, if Grantor be more than one, shall be jointly and severally binding upon and enforceable against Grantor, and each of them. Time is of the essence with respect to each and every covenant, agreement and obligation of Grantor under this mortgage, the secured obligations and any and all other instruments now or hereafter evidencing or securing the obligations secured hereby. The pronouns used herein shall include the masculine, feminine and neuter genders and the singular and plural forms where the context so requires. As used herein the terms "Grantor" and "Grantee" shall include the named Grantor and the named Grantee and their respective heirs, executors, administrators, legal representatives, successors, successors-in-title and assigns.

24. At such time as all obligations secured hereby have been fully performed and all amounts secured hereby have been paid in full and Grantor has fully performed all of the covenants, obligations and agreements of Grantor hereunder, Grantee will enter satisfaction of this mortgage in the manner provided by law.

25. This instrument is intended to constitute a security agreement under the U.C.C. Grantor shall have no right to remove any chattel or fixture from the premises. This mortgage shall be governed by and interpreted and construed under the law of the State of South Carolina.

26. If any provision of this mortgage or any paragraph, sentence, clause, phrase or word, or the application thereof in any circumstance, is held invalid or unenforceable, the validity and enforceability of the remainder of this mortgage, and of the application of any such provision, paragraph, sentence, clause, phrase or word in other circumstances, shall not be affected thereby, it being intended that all rights, powers and privileges of Grantee hereunder shall be enforceable to the fullest extent permitted by law.

27. Any and all notices, elections or demands permitted or required to be made under this mortgage shall be in writing, signed by the party giving such notice, election or demand and shall be delivered personally, or sent by registered or certified mail, to the other party at the address set forth below, or at such other address as may be supplied in writing. The date of personal delivery or the date of mailing, as the case may be,