

of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, of the note secured hereby or of any other agreement by the Mortgagor in connection therewith, this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. The following shall be Events of Default hereunder: (a) if the Mortgagee shall not receive any payment of principal of the Secured Obligations when due, whether at maturity or at a date fixed for the payment of any installment or mandatory prepayment thereof or by declaration or otherwise; or (b) if the Mortgagee shall not receive any payment of interest on the Secured Obligations for more than five (5) days after the same becomes due and payable; or (c) if the Mortgagor or any of the Companies shall cause or allow an Event of Default, as defined in Section 8 of the Loan Agreement, to occur; or (d) if there shall be any default in the performance of the obligations of the Companies under the Guaranty Agreement extending beyond the applicable grace period, if any; or (e) if there shall be any default in the performance of the obligations of the Mortgagor or the Companies under that certain Security Agreement of even date herewith among the Mortgagor, the Companies and the Mortgagee which default shall extend beyond the applicable grace period, if any; or (f) if the Mortgagor shall default in the due observance and performance of any of its obligations under the \$2,800,000 Greenville County South Carolina Industrial Revenue Bond 1983 (Paris Southern Project) (the "Paris Southern Bond") which default extends beyond the applicable grace period,