

at a time when the Mortgagors shall not be in default hereunder by reason of non-payment of the Wrap-Around Note secured hereby, or by failure to comply with terms and conditions of this Mortgage, the Mortgagors may immediately make such payments to the holder of the Underlying Indebtedness and shall be entitled to receive a credit in the amount of such payment against any sums due Mortgagee from Mortgagors, and Mortgagors shall thereafter, at their option, so long as Mortgagee is in default under the terms of the Underlying Indebtedness continue to pay to the holder of the Underlying Indebtedness for the balance of the term, remitting to Mortgagee, simultaneously, any remaining sum due them hereunder.

(d) Mortgagors and Mortgagee agree to promptly send to the other copies of any notices received by them from the holder of the Underlying Indebtedness.

16. If all or any part of the property or an interest therein is sold or transferred by Mortgagors without Mortgagee's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) transfer by devise, descent or by operation of law upon the death of a joint tenant, or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable.

17. Any forbearance by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not constitute a waiver of or preclude the exercise of any such right or remedy at any other time. The procurement of insurance or the payment of taxes or other liens, assessments or charges by Mortgagee shall not constitute a waiver of Mortgagee's right to accelerate the maturity of the indebtedness secured by this Mortgage due to Mortgagors' default in said payments.

18. Except for any notice required under applicable law to be given in another manner, any notice to Mortgagors provided for in this Mortgage shall be given by mailing such notice by certified mail, return receipt requested addressed to Mortgagors at 109 Shady Creek Court, Greer, South Carolina, 29651, and to Mortgagee at 5111 East McKinley Avenue, Fresno, California, 93727. Any notices mailed, with sufficient postage prepaid, in accordance with this paragraph shall be deemed given upon such mailing.

19. Upon full payment of the debt hereby secured and the