

closure of this loan. And said expenses shall be a lien upon said premises, payable in priority to the notes.

Should there be default in the payment of any of said notes, or any part thereof, for a period of fifteen days, or should there be default in any of the agreements or covenants contained in this mortgage for a period of fifteen days, the trustee shall, on giving ten days written notice to Huntington & Guerry, Inc. declare the entire amount of said notes due and payable, and institute foreclosure proceedings as though the said notes were past-due according to their terms.

Provided, however, that if Huntington & Guerry, Inc. shall within ten days pay to said trustee the sum or sums past due and unpaid, together with interest thereon, and shall comply with any other breached agreement or covenant, then, and in such case the default shall be regarded as having been made good and no foreclosure proceedings shall be instituted. In the discharge of the duties herein imposed, the trustee shall be bound only to exercise reasonable care and discretion, and shall not be liable for any mistakes or error of judgment.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents that if Huntington & Guerry, Inc. the said mortgagor, shall keep and perform all the covenants of this mortgage, and does and shall well and truly pay or cause to be paid, unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said notes, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise, to remain in full force and virtue.

Provided said notes described in this mortgage are paid as hereinabove provided, and upon the fulfillment and performance of all the covenants and agreements of the said notes and of this mortgage, then, upon the request of, and at the cost of, Huntington & Guerry, Inc. a proper satisfaction of this mortgage shall be executed by The First National Bank of Greenville S.C. as trustee. And it is agreed by and between the said parties that said mortgagor is to hold and enjoy the said premises until default of payment shall be made.