

right to terminate any lease affecting the premises whether or not such lease be subordinate to this mortgage; and that the mortgagee may assert for the payment of the indebtedness secured hereby to any other security therefor held by the mortgagee in such order and manner as the mortgagee may elect.

23. That if at any time the United States of America shall require internal revenue stamps to be affixed to the note, the mortgagor will pay for the same with any interest or penalties imposed in connection therewith.

24. That if the mortgagor consists of more than one party, such mortgagors shall be jointly and severally liable under any and all obligations, covenants and agreements of the mortgagor contained herein.

25. That the rights of the mortgagee arising under the clauses and covenants contained in this mortgage shall be separate, distinct and cumulative and none of them shall be in exclusion of the others; and that no act of the mortgagee shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision, anything herein or otherwise to the contrary notwithstanding.

26. That wherever used in this mortgage, unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, the word "mortgagor" shall mean "mortgagor and/or any subsequent owner or owners of the premises", the word "mortgagee" shall mean "mortgagee or any subsequent holder or holders of this mortgage", the word "note" shall mean "note or bond secured by this mortgage", the word "person" shall mean "an individual, corporation, partnership or unincorporated association", the word "premises" shall include the real estate hereinbefore described, together with all equipment, condemnation awards and any other rights or property interest at any time made subject to the lien of this mortgage by the terms hereof and pronouns of any gender shall include the other genders, and either the singular or plural shall include the other.

27. That this mortgage cannot be changed except by an agreement in writing signed by the party against whom enforcement of the change is sought.

28. This instrument shall also constitute a Security Agreement as defined under the South Carolina Uniform Commercial Code (Section 10-1 - 101 et seq. of the Code of laws of South Carolina 1962, as amended) and the mortgagor, Cobal Garage, Inc., hereby grants to the mortgagee a first security interest in the property described Exhibit "A" attached hereto.

IN WITNESS WHEREOF, this mortgage has been duly executed by the mortgagor the day and year first above written.

SIGNED, SEALED & DELIVERED  
In The Presence Of

Marion E. Bartholomew  
W. Abitadogor

COBAL GARAGE, INC.

BY: Philip Hurd PRES  
BY: Joe Crude Ass't Secy

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