

to any extent, the remainder of this deed and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

24. ACCELERATION PRIOR TO MATURITY. Notwithstanding anything to the contrary herein contained, Mortgagor and Mortgagee hereby acknowledge that the Note provides that at any time on or after the first day of the fourteenth (14th) Loan Year (as the term "Loan Year" is defined in the Note), Mortgagee may accelerate the maturity of the Secured Indebtedness and declare same immediately due and payable in full, provided that Mortgagee shall have given Mortgagor written notice of the exercise by Mortgagee of the right and option granted by the Note at least six (6) months in advance of the date on which said indebtedness shall become due and payable in full. The other terms and conditions of the right and option of Mortgagee so to accelerate the maturity of the Secured Indebtedness are set forth in the Note which, by this reference is incorporated herein and made a part hereof.

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

Signed, sealed and delivered in the presence of:

T.M.F. COMPANY, a South Carolina Limited Partnership

E. A. Myers

By: William Douglas Foster  
William Douglas Foster,  
General Partner

Richard Ross

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