

or future federal, state or other statute, law or regulation relating to bankruptcy, insolvency, or other relief for debtors, or the making of any general assignment for the benefit of creditors, or the admission in writing of its inability to pay its debts generally as they become due.

(c) Any default under any other credit arrangement, loan, or other credit accommodation extended by the Mortgagee to the Mortgagor.

(d) Any failure to pay as and when due any taxes, assessments, or similar obligations which might result in the imposition of tax liens on the premises.

(e) Any transfer or substitution of partnership interests resulting in changes of the present ownership of Mortgagor (other than changes caused by death or inheritance) without the written consent of Mortgagee.

11. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note and debt secured hereby, then this mortgage shall become utterly null and void, otherwise to remain in full force and effect;

12. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Dated this 21st day of August, 1981.

WITNESSES:

THE WORTHY GROUP,
A South Carolina Limited Partnership

Elizabeth A. Davis
John M. Sterling, Jr.

By: *Braxton M. Cutchin, III*
Braxton M. Cutchin, III,
General Partner

Elizabeth A. Davis
John M. Sterling, Jr.

By: Sterling Capital, Ltd.,
General Partner

By: *John M. Sterling, Jr.*
John M. Sterling, Jr.
President

0537

4328 RV-2