

threatened suit or proceeding shall be immediately due and payable by Mortgagor. All sums expended or costs incurred by Mortgagee referred to in this section, if not repaid on demand, shall with interest at the highest lawful rate be deemed a part of the indebtedness secured hereby.

8.6 Documentary or Internal Revenue Stamps. If at any time the State of S. C. shall determine that the documentary stamps affixed to the note are insufficient or if no documentary stamps have been affixed for lawful reasons, that such stamps should thereafter be affixed, the Mortgagor shall pay for the same, together with any interest or penalties imposed in connection with such determination and the amount of money needed to pay for such stamps and penalties shall, until such stamps are purchased and affixed, be a portion of the indebtedness secured by this Mortgage and bear interest from the date of such determination at the highest lawful rate. The same provisions and obligations shall apply re any Internal Revenue Stamps or similar stamps that may be required at any time re this Mortgage or the Note.

8.7 Tax On Mortgage. In the event of the passage of any state, federal, municipal or other governmental law, order, rule or regulation in any manner changing or modifying the laws now in force governing the taxation of mortgages or debts secured by mortgages or the manner of collecting taxes so as to affect adversely the Mortgagee, the entire balance of the principal sum secured by the Mortgage and all interest accrued thereon shall without notice become due and payable forthwith at the option of the Mortgagee. Provided, however, if Mortgagor is permitted by law to pay the same, and provided such payment will not make this loan usurious, then and so long as Mortgagor does in fact pay and continue to pay same to Mortgagee's satisfaction, Mortgagee agrees not to exercise its option under this Section 8.7 to accelerate the indebtedness secured by this Mortgage.

8.8 Forebearance, etc. Not a Waiver. Failure to accelerate the maturity of all indebtedness secured hereby upon the occurrence of any event of default hereunder, or acceptance of any sum after the same is due, or acceptance of any sum less than the amount then due, or failure to demand strict performance by Mortgagor of the provisions of this Mortgage or any forbearance by Mortgagee in exercising any right or remedy hereunder or otherwise afforded by law shall not constitute a waiver by Mortgagee of any provision of this Mortgage nor nullify the effect of any previous exercise of any such option to accelerate or other right or remedy.

8.9 Fee For Services Rendered. Mortgagee reserves the right to assess Mortgagor and Mortgagor agrees to pay to Mortgagee a reasonable fee for services rendered in connection with the debt or property held as security for its repayment including but not limited to modification of any documents, collection efforts regarding mortgage payments, costs of exercising assignment of rents or leases, as well as recordkeeping costs resulting therefrom and attorney's fees and court costs in connection with foreclosure proceedings under this Mortgage. Such fees shall, on notice to Mortgagor, become immediately due and payable to Mortgagee. In default of said payment, such fee shall be added to the secured indebtedness and Mortgagee may avail itself of any rights and remedies under Article IV hereof.

8.10 Mortgagee's Expenses. If the Mortgagee shall incur or expend any sums including reasonable attorney's fees, whether in connection with any action or proceeding or not, to

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