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If the rents of the Property are not sufficient to meet the costs of insurance, taxes, and other charges, the Lender shall be authorized to pay such costs and charges on behalf of the Borrower. The Lender shall be entitled to payment of its cost. Unless Lender and Borrower agree in writing to the contrary, the Lender shall not be liable to the Borrower for any amount paid by the Lender to the Borrower for the payment of such costs and charges. The Lender shall be entitled to reimbursement of interest at such rate as shall be contrary to applicable law, in which event such amount shall be deemed to be a loan to the Borrower and shall be subject to the applicable law.

Advertising upon and taking and maintaining of control of the Property by Lender or the receiver and the application of rents as provided herein shall not constitute or waive any default hereunder or invalidate any other right or remedy of Lender under applicable law or provided herein. This assignment of rents of the Property shall terminate at such time as this Instrument ceases to secure indebtedness held by Lender.

Non Uniform Covenants. Borrower and Lender further covenant and agree as follows:

27. ACCELERATION; REMEDIES. Upon Borrower's breach of any covenant or agreement of Borrower in this Instrument or in the Note(s) which it secures, including, but not limited to, the covenants to pay when due any sums secured by this Instrument, Lender at Lender's option may declare all of the sums secured by this Instrument to be immediately due and payable without further demand and may foreclose this Instrument by judicial proceeding and may invoke any other remedies permitted by applicable law or provided herein. Lender shall be entitled to collect all costs and expenses incurred in pursuing such remedies, including, but not limited to, attorney's fees, costs of documentary evidence, abstracts and title reports, all of which shall be additional sums secured by this Instrument.

28. RELEASE. Upon payment of all sums secured by this Instrument, this Instrument shall become null and void, and Lender shall release this Instrument. Borrower shall pay Lender's reasonable costs incurred in releasing this Instrument.

29. WAIVER OF HOMESTEAD. Borrower hereby waives all right of homestead exemption in the Property.

30. WAIVER OF APPRAISAL. Borrower hereby waives any right of appraisal of the Property. In the event of foreclosure pursuant to paragraph 27 hereof, Lender may, at Lender's option, obtain an appraisal of the Property and any funds expended by Lender for such purpose shall become indebtedness of Borrower to Lender secured by this Instrument.

31. FUTURE ADVANCES. Upon request of Borrower, Lender, at Lender's option so long as this Instrument secures indebtedness held by Lender, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Instrument when evidenced by promissory notes, if any, that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Instrument, not including sums advanced in accordance herewith to protect the security of this Instrument, exceed the principal amount of the Note (US\$ -0-) plus the additional sum of US\$ -0-.

IN WITNESS WHEREOF, BORROWER has executed this Instrument or has caused the same to be executed by its representatives thereunto duly authorized.

Signed, sealed and delivered in the presence of:

Daniel G. Langley (Seal)
Daniel G. Langley (Seal)
Angela P. Langley (Seal)
Angela P. Langley (Seal)

Borrower's Address:
104 Meyers Drive
Greenville, SC 29605

H. Mason G. Matthews
Doyle J. McDonald

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