the advances made by it under this building loan agreement; and

(4) Under the terms of a certain lease executed on __of even date herewith__ , by and between the mortgagor and mortgagee, and recorded on _____,

in the office of __Clerk of Court for Greenville County, S. C.__

_____,

the mortgagee may be required to purchase the said note, or to make payments thereon;

NOW, THEREFORE, if the mortgagor shall pay or cause to be paid unto the mortgagee the sum of __Twenty Thousand Five Hundred and no/100__ ($ __20,500.00__) Dollars, (or so much thereof as may be advanced by the mortgagee under the terms of the said building loan agreement,) on or before the expiration of fifteen (15) days after the completion to the satisfaction of the mortgagee of the building to be erected under said building loan agreement; and if the mortgagor shall pay or cause to be paid the note hereinabove mentioned; and if the mortgagor shall pay or cause to be paid unto the mortgagee any amounts which may be advanced under Section 17 of the Lease Agreement, as payments on the note, all of which amounts shall be due and payable by the mortgagor to the mortgagee as soon as the mortgagee shall have made such payments to the said Bank; and if the mortgagor shall faithfully perform all the terms, provisions and conditions of said lease and building loan agreement, and shall, in all respects, indemnify and save harmless the mortgagee from and for any and all expenses, loss, damage and liability whatsoever in any way arising or growing out of the construction of the building, pursuant to the said building loan agreement, or the financing of such construction by such bank loan or otherwise in the premises, then this obligation shall be void, otherwise it shall remain in full force and effect.

AND IT IS HEREBY EXPRESSLY AGREED by the mortgagor and the mortgagee, the mortgagee's assent hereto being evidenced by the acceptance of this mortgage, that the whole of said principal sum, or so much thereof as may have been advanced by the mortgagee, or if such have been repaid, then the whole of said note to the