

principal amount owing under the said Note and all secured interest thereon to be immediately due and payable, regardless of the stipulated date of maturity in said Note, and upon default in the payment thereof, to proceed as herein provided for any other default under the terms of this Mortgage. The Mortgagee may, at its option, defer a foreclosure proceeding to sell the premises and may take action under and invoke the rights and remedies provided in said Loan Agreement and this Mortgage. It is agreed that as of and after the date on which the improvements are completed and this Mortgage and the Note secured hereby are purchased by Life Insurance Company of Georgia or any other third party, said Loan Agreement shall be void and of no further force and effect.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the Mortgagor, the said Crosrol, Inc., its successors and assigns, do and shall well and truly pay, or cause to be paid unto the said Mortgagee, The Citizens and Southern National Bank of South Carolina or Life Insurance Company of Georgia should it purchase this Mortgage and Note evidencing the indebtedness referred to herein, the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of said Note, and according to the terms of same, then this Deed of Bargain and Sale shall cease, terminate and be utterly null and void; otherwise, it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, Crosrol, Inc., its successors or assigns, shall be entitled to hold and enjoy the said premises until default shall be made.

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R.J.T.