

pay all costs and expenses of filing Financing Statements, continuation statements, partial releases and termination statements deemed necessary or appropriate by Mortgagee to establish and maintain the validity and priority of the security interest of Mortgagee or any modification thereof, and all costs and expenses of any searches reasonably required by Mortgagee. Mortgagee may exercise any or all of the remedies of a secured party available to it under the Uniform Commercial Code, as amended, with respect to such personal property, and it is expressly agreed that if upon default Mortgagee should proceed to dispose of the collateral in accordance with the provisions of the Uniform Commercial Code, as amended, ten (10) days' notice by Mortgagee to Mortgagor shall be deemed to be reasonable notice under any provision of the Uniform Commercial Code, as amended, requiring such notice; provided, however, that Mortgagee may at its option, dispose of the collateral in accordance with Mortgagee's rights and remedies in respect of the real property pursuant to the provisions of this mortgage, in lieu of proceeding under the Uniform Commercial Code, as amended.

10. That every provision for notice and demand or request shall be deemed fulfilled by written notice and demand mailed by certified mail, postage prepaid, return receipt requested, to such person or persons, or their heirs or successors, at his, their or its address last known to the Mortgagee.

11. That the Mortgagor warrants the title to the premises.

12. That in case of any sale under this mortgage, by virtue of judicial proceedings or otherwise, the premises may be sold in one parcel and as an entirety or in such parcels, manner or order as the Mortgagee in its sole discretion may elect.

13. That in the event of the passage after the date of this mortgage of any law of the State of South Carolina deducting from the value of real property for the purposes of taxation any lien thereon or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for State or local purposes or the manner of the collection of any such taxes, and imposing a tax, either directly or indirectly, on this mortgage or the promissory note, the holder of this mortgage and of the debt which it secures shall have the right to declare the principal sum and the interest due on a date to be specified by not less than thirty days' written notice to be given