

loan. If any portion of the principal or interest be, at any time, past due and unpaid, or if the Mortgagor shall be in default under the terms of this mortgage, the Credit Agreement, the notes, or any other loan or security document, then, at the option of the holder hereof, the total indebtedness shall become immediately due and payable (subject to any grace periods set forth in the Credit Agreement or notes) and this Mortgage may be foreclosed by the holder.

In the event that the Credit Agreement and notes should be placed in the hands of an attorney for suit or collection, or if this Mortgage shall be foreclosed, or if the holder shall determine that, for the protection of its interests, it must place this obligation in the hands of an attorney for any legal proceeding, then and in any of said events, the Mortgagor shall pay all costs and expenses incurred in connection therewith, including reasonable attorneys' fees which shall be added to the mortgage indebtedness and be secured under this Mortgage as a part of said indebtedness.

The Mortgagor agrees to insure any improvements or fixtures on the premises in a sum not less than their maximum insurable value in a company or companies satisfactory to the Mortgagee against loss or damage by fire or such other contingencies as the Mortgagee may require, and shall cause the Mortgagee to be listed on such policies as an additional insured.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, the Mortgagor hereby assigns the rents and profits of the premises to said Mortgagee, or its Successors or Assigns, and agrees that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, apply the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said Mortgagor does well and truly pay or cause to be paid unto the said Mortgagee the debt evidenced by the Credit Agreement and notes, with interest thereon, if any be due, according to the true intent and meaning of such documents, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

IN WITNESS WHEREOF the Mortgagor has caused these presents to be duly executed in four original counterparts, this 2nd day of June 1983.

Signed, sealed and delivered
in the presence of:

David R. Mayhew
Judith G. Brinson

CENCOM OF SOUTH CAROLINA, a South Carolina Limited Partnership

By: Clifton C. Beards, *Mortgagor*
General Partner

By: James W. Allen
General Partner

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