

MORTGAGOR'S obligations under the Lease, whether pursuant to the Lease or otherwise, shall release MORTGAGOR from any of its obligations under this Mortgage.

Any default by MORTGAGOR or any event of default under the Lease shall constitute an event of default under this Mortgage and shall entitle MORTGAGEE to declare all sums secured by this Mortgage to be immediately due and payable, and to foreclose this Mortgage.

17. All notices, requests and demands to or upon the respective parties hereto shall be deemed to have been given or made when either delivered personally or when deposited in the mails, postage prepaid, addressed to MORTGAGOR at 14-B East Butler Avenue, Mauldin, South Carolina, 29662, and to MORTGAGEE at 7 North Laurens Street, Greenville, South Carolina, 29601, or to such other address as may hereafter be designated in writing by the party so changing its address.

18. This Mortgage cannot be amended, modified or changed except by an agreement in writing signed by the party against whom enforcement of the change is sought.

19. This Mortgage shall be governed and construed in accord with the laws of the State of South Carolina.

20. All the covenants, conditions and agreements hereof shall bind the successors, representatives and assigns of MORTGAGOR, and shall inure to the benefit of and be available to the successors, representatives and assigns of MORTGAGEE.

IN WITNESS WHEREOF, the MORTGAGOR has caused these presents to be executed in its name, and its seal affixed, by its duly authorized officer(s), the date and year first above written.

Signed, Sealed and Delivered in the presence of:

Stanley O. Blumenthal
Judy Givens

D Cube Corporation

BY: Nayan R. Desai
Its: President

AND
BY: [Signature]
Its: [Signature]

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