

cluding interest and the costs and a reasonable attorney's fee for the foreclosure and sale. And said rents and profits are hereby, in the event of any default or defaults in the payment of said principal and interest, or any tax, assessment, water rate, or insurance, pledged and assigned to the Mortgagee, its successors or assigns, who shall have the right forthwith after any such default to enter upon and take possession of the said mortgaged premises and to let the said premises and receive the rents, issues and profits thereof, and apply the same, after payment of all necessary charges and expenses, on account of the amount hereby secured.

And it is further covenanted and agreed by the said parties that if default be made in the payment of the indebtedness as herein provided, or of any part thereof, the Mortgagee shall have the power to sell the premises herein described according to law; said premises may be sold in one parcel, any provision of the law to the contrary notwithstanding.

And it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post office, station or letterbox, enclosed in a postpaid envelope, addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage, or in default thereof, directed to said owner at said mortgaged premises, shall be sufficient notice and demand in any case arising under this instrument, and required by the provisions thereof or the requirements of the law.

Notwithstanding any provision herein or in any instrument now or hereafter evidencing and securing said indebtedness, the total liability for payments in the nature of interest shall not exceed the limits now imposed by the usury laws of the State of South Carolina.

Whenever the word "Mortgagor" is used in this instrument, it is intended by the undersigned to refer to and include Greenville Medical Center, Inc. and its successors and assigns, and also to refer to any subsequent purchasers or transferees of the mortgaged property, and it is further agreed that whenever the word "Mortgagee" is used in this instrument, it is intended to include the Mortgagee's successors and assigns.