

the date of each such payment at six per cent (6%) per annum. All sums so expended by Mortgagee, and the interest thereon shall be added to and secured by the lien of this instrument.

That it will promptly and fully keep, perform and comply with all the terms, provisions, covenants and conditions imposed upon Mortgagor under any assignment of any lease or leases of the premises executed by Mortgagor, as assignor, and given to Mortgagee, or assignee, as additional security for the payment of indebtedness secured hereby and any other agreement given by Mortgagor to Mortgagee as additional security for the payment of such indebtedness. In the event Mortgagor suffers or permits to occur any breach or default, under the provisions of any such assignment of lease or leases of the premises or any other agreement given as additional security and such default shall continue for ten (10) days, such breach or default shall constitute a default under the Mortgage and at the option of Mortgagee, and without notice to Mortgagor, all unpaid indebtedness secured by this Mortgage shall become due and payable as in the case of other defaults.

19. Mortgagor agrees that the within mortgage shall not be assumed by a subsequent purchaser and/or secondary borrower without the express written consent and advance approval of mortgagee.

20. The terms of the Construction Loan Agreement between the mortgagor and The First National Bank of South Carolina dated the _____ day of August, 1977, and the Buy-Sell Agreement between the mortgagor, The First National Bank of South Carolina, and The Shenandoah Life Insurance Company are hereby incorporated by reference into this mortgage, except as to provisions that may be inconsistent herewith.

WITNESS my hand and seal this 31ST day of August, 1977.

Signed, sealed, and delivered
in the presence of:

David G. Ingalls

Patricia M. Johnson

Harold E. McElhenney
Harold E. McElhenney

Trev A. Neuburger
Trev A. Neuburger

Ralph G. Mitchell
Ralph G. Mitchell

0 1 2 3

4328 RV-23