

13. The granting of extension or extensions of time by the Mortgagee with respect to the performance of any provision of this mortgage or said note on the part of the Mortgagors to be performed, or the taking of any additional security, or the waiver by the Mortgagee or failure by the Mortgagee to enforce any provision of this mortgage or said note or to declare a default with respect thereto, shall not operate as a waiver of any subsequent default or defaults or affect the rights of the Mortgagee to exercise all rights or remedies stipulated herein and therein.

14. Mortgagors further agree that they shall be considered in default of this mortgage if they become insolvent or make an assignment for the benefit of creditors, or file a petition in bankruptcy, or are adjudicated bankrupt or if a receiver is appointed for Mortgagors or if the mortgaged premises shall be sold on judgment or execution processed by any sheriff or marshal or constable or other proper legal officer.

15. Mortgagors agree to furnish to Mortgagee annual financial and operating statements no later than 90 days from the end of each calendar year.

16. Mortgagors agree that in addition to the monthly payments of principal and interest due under the terms of the note secured hereby, they will pay to the Mortgagee, on the first day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums, as extimed by the Mortgagee, and, on the failure of the Mortgagors to pay all taxes, insurance premiums and public assessments, the Mortgagee may at its option pay said items and charge all advances therefor to the mortgage debt. No interest will accrue to Mortgagors on these deposits.

17. Mortgagors have entered into a Construction Loan Agreement with GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, SOUTH CAROLINA of even date and any default under the terms thereof will constitute a default under the terms of this mortgage.

18. Any deficiency in the amount of monthly payments due hereunder shall, unless paid by the Mortgagors prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed an amount equal to five per centum (5%) of any installment which is not paid within twenty (20) days from the due date thereof to cover the extra expense involved in handling delinquent payments.

19. In the event of the passage of any state, federal, municipal or other governmental law, order, rule or regulation, subsequent to the date hereof, in any nanner changing or modifying the laws now in force governing the taxation of debts secured by mortgages or the manner of collecting taxes so as to affect adversely the Mortgagee, the Mortgagors will promptly pay any such tax; if the Mortgagors fail to make such prompt payment or if any such state, federal, municipal or other governmental law, order, rule or regulation prohibits the Mortgagors from making such payment or would penalize the Mortgagee if the Mortgagors make such payment, then the entire balance of the principal sum secured by this mortgage and all interest accrued thereon shall without notice immediately become due and payable at the option of the Mortgagee.

20. The mortgagor, Old Towne Square Investors, a limited partnership, is the owner as lessee, of a lease to the property described herein from J. Harold Smith and Myrtice R. Smith, owners of the fee simple title thereto, dated August 30, 1977 for a period of 25 years to commence no later than January 1, 1978. J. Harold Smith and Myrtice R. Smith have executed the mortgage to include all their right, title and interest in and to the within described property but expressly do not undertake hereby any personal liability on their part to pay the indebtedness due on the note which this mortgage secures.

-----continued on attached sheet -----

WITNESS my hand and seal this 2nd day of September, 19 77.

Signed, sealed, and delivered in the presence of:

Francis J. Ingersoll
James C. Blahely, Jr.

OLD TOWNE SQUARE INVESTORS
By: Walter B. Hunt Ptner.
And: [Signature] "
And: [Signature] "
And: [Signature] "
And: [Signature] "
J. Harold Smith
Myrtice R. Smith

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