

proceed under any one provision herein to the exclusion of any other provision, anything herein or otherwise to the contrary notwithstanding.

14. If all or any part of the premises or interests therein is sold or transferred in any manner without Mortgagee's prior written consent, other than a conveyance by the Accommodation Mortgagors to the Mortgagor herein, Mortgagee may, at Mortgagee's option, declare all the sum secured by this mortgage to be immediately due and payable.

15. That the terms of the note secured by this document and the terms of the Loan Agreement executed this same date are incorporated into this document the same as if fully set forth herein.

16. That the Mortgagor entered into a Lease Agreement with George N. Gault and Kenneth M. Williams on December 3, 1973, a memorandum of said Lease Agreement being recorded in the RMC Office for Greenville County in Deed Book 989 at Page 821 and that said Lease Agreement was amended by a First Amendment of Lease dated October 21, 1976, said Amendment being recorded in the RMC Office for Greenville County in Deed Book 1046 at Page 570, and said agreements granted to Mortgagor a leasehold interest in the premises mortgaged herein; that the Mortgagor hereby conditionally assigns, transfers and sets over unto Mortgagee all of the respective rights, title and interest granted by said agreements as additional security for said note, and further agrees that no further amendments to said agreements will be made without the prior written consent of Mortgagee; and the Accommodation Mortgagors acknowledge and consent to this Assignment.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions and covenants of this mortgage, of the note secured hereby or of any other agreement by the Mortgagor in connection therewith, this mortgage shall be utterly null and void; otherwise to remain in full force and effect. If there is a default in any of the terms, conditions or covenants of this mortgage, of the note secured hereby, of the Conditional Assignment

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