

law. Mortgagee may, at its option, sell or dispose of such personal property by public or private proceedings, separate from any foreclosure or sale of the real property, in accordance with the provisions of the Uniform Commercial Code in effect in South Carolina and exercise any other rights or remedies of a secured party under the said Uniform Commercial Code. Any notice of sale, lease, or other intended disposition of personal property, mailed postage prepaid to the Mortgagor at the address specified herein at least five (5) days prior to such action, shall constitute reasonable notice to the Mortgagor.

PROVIDED, ALWAYS, nevertheless, and it is the true intent and meaning of the Mortgagor and Mortgagee, that if the said Mortgagor does and shall well and truly perform according to the terms, conditions and provisions of the Guaranty Agreement, the instruments evidencing the Indebtedness and this mortgage, and if the subject Indebtedness and other sums secured hereby shall be timely and properly paid and satisfied, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and effect.

13. No delay or failure of Mortgagee to exercise any right, power, remedy or option herein given or reserved shall constitute a waiver of such right, power, remedy or option or estop Mortgagee from afterwards exercising same or any other right, power, remedy or option at any time and the payment or contracting to pay by Mortgagee of anything Mortgagor has herein agreed to pay shall not constitute a waiver of the default of Mortgagor in failing to make said payments and shall not estop Mortgagee from foreclosing this mortgage on account of such failure of Mortgagor. The rights, options, powers, and remedies provided for the benefit of Mortgagee herein or ⁱⁿ the Guaranty Agreement or in any other instrument evidencing or securing the Indebtedness shall be cumulative and no one or more of them shall be exclusive of the other or others, or of any right or remedy now or hereafter given or allowed by law. If the premises be

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