

In addition to the reamortization on a Change Date in the rate of interest as above provided, or in the event of the principal reduction in the amount due on this note in the sum of \$300,000.00 or more during the first 60 months from the date of this note, as required in Paragraph (D), above, or in the event of the payment of the release amounts of \$150,000.00 or \$80,000.00 for the release amounts of either Parcel 2 or Parcel 3 as above permitted and the application of said release amounts toward the principal indebtedness due hereunder, the owner and holder hereof shall, on the first day of the month following application of said amount or amounts, or any of them, toward the principal due hereunder, reduce the above provided monthly payments by re-amortizing such reduced principal balance at the rate of interest then and thereafter above provided over the remaining term of this note.

All principal and interest not paid when due or after default hereunder shall bear interest at the same rates hereinabove specified.

The privilege of prepayment of the whole or any part of the principal balance from time to time due hereunder, without penalty, is hereby reserved by the undersigned.

The owner and holder of this note will notify the maker by written notice of any changed or new interest rate on this note and the amount of the new monthly payment and when the same commences, in accordance with the Changed Interest Rate and Change Date above provided.

In the event that any installment shall become past due for a period in excess of fifteen calendar days after the same is due, the undersigned agrees to pay to the owner and holder a late charge in an amount not to exceed five per cent of the total amount of any overdue payment, with such late charge to be accrued and paid only once on any past-due or late payment.

If default be made in the payment of any installment due under this note, or if default shall occur in any other terms and conditions of this note, or of any security instruments given to secure the same, the owner and holder hereof shall be entitled to accelerate all sums due and payable hereunder including all principal and accrued interest, with late charges, but only after giving thirty (30) days written notice to the undersigned maker of the existence of a default and failure of the undersigned maker to cure the same within the thirty-day period of said notice. Failure to exercise this option by the owner and holder shall not constitute a waiver of the right to exercise it in the event of any subsequent default. If this note is placed in the hands of an attorney for collection, or if any part of said debt is collected through legal proceedings of any kind, the undersigned maker agrees to pay all costs of collection, including reasonable attorneys' fees.

Any notice required to be given under the terms of this note will be given by mailing it by first class mail, with postage prepaid, or by delivering it to the undersigned maker at the last known mailing address of the undersigned maker furnished by the maker to the owner and holder.

The makers, guarantors and endorsers of this note hereby waive protest, presentment and notice of dishonor and agree that the primary obligor and the holder of this note may change, extend or modify the terms of this note without notice to, or consent of, endorsers, guarantors or parties secondarily obligated hereon.

The undersigned represents and warrants as an inducement to obtain the loan proceeds evidenced by this note that no part of the same have been obtained or will be used for personal, family or household purposes within the meaning of the South Carolina Consumer Protection Code.

In the event any clause or provision of this note is held invalid or unenforceable, such invalidity shall not affect other provisions of this note which can be given effect without the conflicting provision, and to this end the provisions of this note are declared to be severable.

This note is secured by a mortgage given by the undersigned maker of even date herewith and by a certain conditional assignment of leases and rentals also of even date herewith, the terms and conditions of which are incorporated herein and made a part hereof as though fully set forth herein verbatim. In the event that the property described in said mortgage or an interest therein is sold or transferred by the maker without the owner and holder's prior written consent, unless specifically permitted in said mortgage or the commitment as amended, the owner and holder hereof may declare all sums due hereunder to be immediately due and payable.