

Upon the full payment of the debt hereby secured and the full performance of all the covenants and agreements herein contained at the time and in the manner herein specified, then this mortgage and the assignments herein contained shall be void and of no further force and effect and shall be released by the Mortgagee in the manner provided by law but at the expense of the Mortgagor; otherwise, to be and remain in full force and effect.

On even date herewith, Mortgagor has entered into an agreement with Poinsett Federal Savings and Loan, the holder of the First Mortgage, under which Mortgagor has agreed to conditions in addition to the terms set forth in the First Mortgage. Any default by Mortgagor under the terms of said agreement with the holder of the First Mortgage shall be a default hereunder.

Notwithstanding anything contained herein to the contrary, ^(within applicable grace periods) in the event that the Mortgagee herein shall fail to pay the principal payment due February 1, 1987 to William C. Freeman, Trustee, holder of the Second Mortgage, or any principal amount due any assignee thereof, and the Mortgagor shall pay such amounts then, and in such event, the Mortgagee shall forfeit its right to any further payments under this mortgage, and the Mortgagor shall have no liability for payment to or for the account of the Mortgagee but shall however continue to make payments on the underlying first mortgage.

This mortgage shall inure to and bind the heirs, legatees, devisees, administrators, executors, successors and assigns of the parties hereto. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this mortgage has been duly executed by