

Mortgagor sells, assigns, further encumbers or otherwise transfers all of any part of its interests in the property covered by the lien of the within mortgage, without the prior written consent of the Mortgagee.

20. That this document shall be governed by and constructed in accordance with the laws of the State of South Carolina.

21. That the terms and provisions of this document shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, legal representatives, successors and assigns.

22. That, upon payment by Mortgagor to Mortgagee, on or before July 1, 1984, of the sum of Three Million Five Hundred Thousand and No/100 (\$3,500,000.00) Dollars, against the outstanding principal balance of the Note which this Mortgage secures, the Mortgagee will mark this Mortgage "Satisfied" and deliver it to Mortgagor in recordable form for appropriate disposition.