

maturity, whether or not resulting from acceleration, at the Interest Rate, but this shall not constitute an extension of time for payment of the Obligations or accrued interest.

39. Rights Cumulative. The rights and remedies provided for in this Mortgage, or which the Mortgagee may have otherwise at law or in equity, shall be distinct, separate and cumulative and shall not be deemed to be inconsistent with each other and none of them, whether or not exercised by the Mortgagee, shall be deemed to be in exclusion of any other and, to the extent permitted by law, any two or more of all such rights and remedies may be exercised at the same time.

40. Severability. If any term or provision of this Mortgage or the application thereof to any Person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Mortgage or the application of such term or provision to Persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby and each term and provision of this Mortgage shall be valid and enforceable to the fullest extent permitted by law. If any payments required to be made under the Note or this Mortgage shall be in excess of the amounts allowed by law, the amounts of such payments shall be reduced to the maximum amounts allowed by law.

41. Accounting. The Mortgagor will keep books of record and account in accordance with generally accepted accounting principals in which full, true and correct entries shall be made of all dealings and transactions relative to the Property. Said books of record and account shall be maintained and made available to the Mortgagee at an office of the Mortgagor within the State of South Carolina, and shall be open to the inspection of the Mortgagee and its accountants and its other duly authorized representatives at all reasonable times.

The Mortgagor further covenants that it will, within a reasonable time after any request by the Mortgagee, furnish or cause to be furnished to the Mortgagee such other information with respect to the Property as the Mortgagee may from time to time reasonably request.