MORTGAGE OF REAL ESTATE

KEYS FTG. CO., GREENVILLE, S

or power given to the Trustee.

Section 2. The Trustee hereunder may resign and discharge itself from the trust hereby created by giving notice in writing to the Company thirty days before such resignation shall take effect, or such shorter notice as the Company may accept as adequate, and in the event of the resignation of the Trustee, or should the said The South Carolina National Bank of Charleston, its Successor or Successors in this trust, refuse, fail or neglect or in any way become imcapaciated to execute the trust hereby created, then the Board of Directions of the Company shall select a Trustee or Trustees in the place and stead of the then existing Trustee, and, upon the acceptance in writing of said trusts by such selected Trustee or Trustee, and delivery there of to the President of the Company, the same shall be recorded in the same effice in which these presents are recorded, which acceptance and recordation shall have the effect of sutstituting the thus selected Trustee or Trustees in the place and stead of the retiring Trustee with all powers, rights and duties herein conferred and imposed upon The South Carolina National Bank of Charleston, as such Trustee; and all the estate, rights, powers and duties of The South Carolina National Bank of Charleston, Trustee, hereunder, shall be and become vested in such substituted Successor or Successors; but nevertheless, the present Trustee, or its Successors, shall be required to make and execute all and any such act, deed or thing which may be requisite or necessary fully to vest in such selected or appointed Successor all title to the premises and property hereby mortgaged or intended so to be. Said Trustee so selected shall always be a well established Trust Company in the State of South Carolina.

ARTICLE VII

MISCELLANEOUS PROVISIONS.

Section 1. The word "Trustee" as used in this Indenture shall equally apply to Successors of the Trustee in the trusts and powers, or any of them, by this agreement created.

The word "bondholders" and "holder" as used in this Indenture shall be deemed to mean the bearer of any bond.

The word "and" shall be construed to include the meaning or the word "or" and the word "or" to include the meaning of the word "and" when necessary to the reasonable interpretation of this instrument.

Section 2. It is also covenanted and agreed by and between the parties hereto and all present and future holders of bonds to be issued hereunder that the Trustee may, from time to time, hold and own any of the bonds to be issued hereunder with the same right which it would have, if it was not Trustee.

Section 3. All the covenants, sitpulations and agreements in this Indenture contained are and shall be for the sole and exclusive benefit of the parties thereto, their Successors and Assigns, and of the holders of the bonds and of the coupons hereby secured.

Section 4. Whenever in this Indenture either of the parties hereto is named or referred to, it shall be deemed for all purposes, including the execution, certification, issue and use of any of the bonds authorized to be issued hereunder, to include the successors and assigns of such parties, and all the covenants, promises and agreements in this Indenture contained by or on behalf of the Company, or by or on behalf of the Trustee, shall bind and inure to the benefit of their respective Successors and Assigns, whether so expressed or not.

Section 5. In case of any of the remedies herein given or attempted to be given the Trustee or the holders of the bonds and coupons secured hereby shall at any time be held invalid, or any one or more phrases, sentences, clauses, paragraphs or provisions of this Indenture, or of the bonds or coupons secured hereby shall be held illegal or invalid for any reason, such illegality or invalidity shall not affect the remaining parts of this Indenture or of such bonds and coupons, or the other remedies given hereby, but this Indenture and said bonds and coupons shall be construed and enforced as if such illegal or invalid phrases, sentences, clauses paragraphs or provisions had never been inserted therein.

Section 6. Any notice to the Company given under any of the provisions of