which consent will not be unreasonably withheld, the Mortgagee may at its option and without notice declare the entire indebtedness secured hereby immediately due and payable.

- the landlord under any and all leases on the Premises or any part thereof and any default by Mortgagor in his obligations as landlord under said leases shall, at the option of Mortgagee, constitute an event of default under this Mortgage. If the Mortgagor shall default in any covenant to be performed as landlord under any and all leases on the Premises or any part thereof, Mortgagee, at its option, may take all actions necessary to cure such default and all payments made by the Lender in connection therewith, shall be secured hereby and shall be, without demand, immediately repaid by the Mortgagor to the Mortgagee with interest thereon at the maximum rate allowed by the laws of the State of South Carolina.
- 23. This Mortgage consists of only a portion of the security for the Note and is given together with other security instruments including a Construction Loan Agreement and an Assignment of Leases, all of which are more fully set forth in the Loan Agreement. It is agreed that a default hereunder shall be deemed to be a default of the Construction Loan Agreement and each of the security instruments therein described, and a default of the terms and conditions of any of the other security instruments described in

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