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It is further covenanted and made of the essence hereof that in case of default for thirty days in the performance of any of the covenants herein on the part of the Mortgagor, then it shall be optional with Mortgagor to consider all unmatured indebtedness or liability secured hereby, and accused interest thereon, as immediately due and payable, without demand and without notice or declaration of said option, and Mortgagor shall have the right forthwith to institute proceedings to enforce the collection of all moneys secured hereby or to foreclose the lien hereof.

It is further stipulated and agreed by and between the parties that the Mortgagee shall have the right to exercise any option or privilege herein given or reserved and to enforce any duty of the Mortgagor at any time without further or other notice regardless of any prior waiver by Mortgagee or default of Mortgagor or delay by Mortgagee in exercising any right, option, or privilege or enforcing such duty of Mortgagor, and no waiver by Mortgagee of default of Mortgagor nor delay of Mortgagee in exercising any right, privilege or option or in enforcing any duty of Mortgagor shall be deemed, held, or construed to be a waiver of any of the terms or provisions of this mortgage or of any subsequent default.

ATTEOF SOUTH CAROLINA COUNTY OF CREENVILLE PERSONALLY APPEARED BEFORE ME ABLEE MEDBE PROBATE To go a seal and as 1015 are and deed deliver the within written deed and that he with SIEVEN M. PHEEPS 2nd Subscribing Winness Winnessed the execution thereod. In 19 97 Is Subscribing Winness In 19 90 Is Subscribing Winness (SEAL) NOTIFY TO BE PROBATE IN COMMISSION EXPIRES 5-9-1992 STATE OF SOUTH CAROLINA COUNTY OF I. , a NOTHEY Public for South Carolina, do hereby certify, unto all whom it within numed within numed leader of fast of any penno or persons whomoverer, resounce, release, and forever reliagation tone the within named within out you being persently and separately examined by me, did declare that the does freely, voluntarily and without any computation, dired or fast of any penno or persons whomoverer, resounce, release, and forever reliagation tone the within named probate of the subscribe person of persons whomoverer, resounce, release, and forever reliagation tone the within named probate of the subscribe person of persons whomoverer, resounce, release, and forever reliagation tone the within named probate of the subscribe person of persons whomoverer, resounce, release, and forever reliagation tone the within named probate person of persons whomoverer, resounce, release, and forever reliagation tone the within named probate person of persons whomoverer, resounce, release, and forever reliagation tone the within named probate person of persons whomoverer, resounce, release, and forever reliagation tone the within named person of persons whomoverer, resounce, release, and forever reliagation tone the within named person of persons whomovery resounce, release, and forever reliagation tone the within named person of persons whomovery resounce, release, and forever reliagation tone the within nam	IN WITNESS WHEREOF, we have bereunto set our hand and seal		.	,
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