

an assignment for the benefit of its creditors, the entire debt and all amounts secured by this instrument shall immediately become due and payable without notice or demand, or in the event of any default by the Mortgagor under the terms of this instrument, the entire debt secured hereby including principal remaining unpaid and interest thereon, and all sums paid or advanced by the Mortgagee for liens, taxes, or otherwise, shall at the option of the Mortgagee at once become due and payable without notice and the Mortgagee shall have the right to proceed forthwith to foreclose this Mortgage and any waiver by the Mortgagee of any condition, stipulation or covenant of this instrument, or any violation thereof, shall not be construed as a waiver of any similar or other act or acts, or omission or omissions, at any subsequent time. Where, by the terms and provisions of said Note or of this instrument, a day or time is fixed for the payment of any money or the performance of any obligation or agreement, the time stated enters into the consideration and is of the essence of the entire contract.

6. In the event Mortgagee declares the unpaid part of the indebtedness hereby secured to be due and thereby accelerated, and a sale of said property is not made in pursuance thereof, such declaration and acceleration shall be held for naught and the indebtedness hereby secured shall be deemed to mature solely in accordance with the terms of the Note herein mentioned, or any extension or renewal thereof, and this Mortgage, the same as though such declaration or acceleration had not been made.

7. As a part of the consideration for the credit extended to the Mortgagor by the Mortgagee as evidenced by the said Note, the Mortgagor hereby waives, relinquishes and renounces for itself, its successors and assigns, all rights that now exist or that may hereafter exist under the laws of the State of South Carolina to require an appraisal of the property hereby mortgaged, before or after the foreclosure sale thereof and agrees to pay the full amount of the indebtedness secured hereby, and the full amount of the deficiency in the payment thereof that may be established by the foreclosure of the said property, either before or after the foreclosure sale thereof, and without any defense or set-off because of the alleged true value of said property, or for any other reason.

8. In the event of a foreclosure of this Mortgage by judicial proceedings, or collection by an attorney through suit or otherwise after