

28. That the Mortgagor will at all times fully and promptly perform and comply with all obligations of the tenant under said lease without relying on any grace period provided therein, and that if the Mortgagor shall fail so to do the Mortgagee may (but shall not be obligated to) take any such action, without awaiting the expiration of any grace period, as the Mortgagee deems necessary or desirable to prevent or to cure any default by the Mortgagor thereunder; that upon receipt by the Mortgagee from the landlord under said lease of any written notice of default by the tenant the Mortgagee may rely thereon and take any such action even though the existence of such default or the nature thereof be questioned or denied by or on behalf of the Mortgagor; that the Mortgagor hereby expressly grants to the Mortgagee, and agrees that the Mortgagee shall have, the absolute and immediate right to enter in and upon the premises or any part thereof to such extent and as often as the Mortgagee, in its sole discretion, deems necessary or desirable in order to prevent or to cure any such default by the Mortgagor; that the Mortgagor shall pay to the Mortgagee, immediately and without demand, all sums paid by the Mortgagee pursuant to this article, with interest thereon from the date of each such payment at the rate of 9% per annum; and that all sums so paid and expended by the Mortgagee, and the interest thereon, shall be added to and be secured by the lien of this mortgage.

29. The said Mortgagor does hereby bind itself and its successors and assigns to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, and against every person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

30. This mortgage is subject and subordinate to a certain mortgage from Bell Tower Shopping Center, Inc. to The Peoples National Bank of Greenville, South Carolina, dated April 22, 1969 and recorded in the R.M.C. office for Greenville County,