

on demand, reimburse mortgagee from and for any loss, damage, expense or cost arising out of or incurred in connection with any suit or proceedings to which mortgagee may be a party by reason of this mortgage.

Mortgagor agrees that any part of the security herein described may be released with or without consideration and without regard to the amount of consideration furnished, without in anywise altering, varying or diminishing the force, effect, or lien of this mortgage or any renewal or extension of it, and the same shall continue as a first lien on all said lands and premises not expressly released, until all obligations, with interest and charges, hereby secured, are paid in full.

Mortgagor agrees that in case the debt or obligations secured by this mortgage or any part thereof is collected by suit or action or this mortgage be foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure, the mortgagor shall be chargeable with all costs of collection, including reasonable attorneys fees, which shall be due and payable at once, which charges and fees, together with all costs and expenses, are hereby secured and may be reserved in any suit or action hereupon or hereunder. It is further agreed that neither the provisions of this mortgage nor the Sublease secured hereby shall have the effect of or be construed as requiring or permitting the mortgagor to pay interest in excess of the highest rate per annum allowed by the laws of the State of South Carolina on any item or items of indebtedness secured by this mortgage, and should any excess be charged or paid, it shall be credited to the unpaid principal.

It is further agreed that the words, mortgagor and mortgagee, when used herein shall be taken to include singular and plural number as well as any person liable for the obligations of mortgagor secured hereby, whether as guarantor, surety or otherwise, and shall also include the heirs, administrators, successors and assigns or mortgagor and mortgagee.