

mortgage, security interest or encumbrance of any kind whatsoever without the prior written consent of the Mortgagee and any such secondary lien, mortgage, security interest or encumbrance shall constitute a default hereunder and entitle the Mortgagee to declare all sums due on account of the Note immediately due and payable. The Mortgagee has consented to Mortgagor giving a second mortgage on the property secured hereby to Trans-South Corporation to secure the payment of Eighty Thousand and No/100 (\$80,000.00) Dollars, said mortgage to be secondary and subordinate in every respect to this mortgage and to be recorded subsequent to this mortgage.

15. Notwithstanding any of the provisions of the mortgage or the Note secured hereby, in the event that any payment required to be made under the provisions hereof shall become overdue for a period in excess of ten (10) days from the date upon which any such payment shall become due (without regard to any grace period) a late charge of Ten (\$.10) Cents for each One (\$1.00) Dollar so overdue may be charged by the Mortgagee for the purpose of defraying the expenses incident to handling such delinquent payments. Such payment or payments shall be made to the Mortgagee and shall be secured by the lien of this mortgage. In the event that the Mortgagor shall fail to pay such late charges upon demand by the Mortgagee, the indebtedness secured hereby shall immediately become due and payable at the option of the Mortgagee.

16. This mortgage shall secure not only existing indebtedness, but also such future advances, whether such advances are obligatory or to be made at the option of the Mortgagee, or otherwise, as are made within two (2) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this mortgage, but such secured indebtedness shall not exceed at any time the maximum principal amount of Two Million Three Hundred Fifty Thousand and No/100 (\$2,350,000.00) Dollars, plus interest thereon, attorneys' fees and Court costs.