

address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

24. Governing Law; Severability. This Mortgage shall be governed by the laws of the State of South Carolina. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage, or the Note, which can be given effect without the conflicting provision and to this end the provisions of the Mortgage and the Note are declared to be severable.

25. Borrower's Copy. Borrower shall, upon request, be furnished a conformed copy of this Mortgage at the time of execution or after recordation hereof.

26. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property.

Upon acceleration under paragraph 11 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by the court to enter upon, take possession of and manage the Property and to collect the rents of the Property, including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums owed Lender by Borrower.

27. Future Advances. This Mortgage is given to secure not only existing indebtedness, but also such future advances, whether such advances are obligatory or are to be made at the option of the Lender, or otherwise, as are made within fifteen (15) years from the date hereof, to the extent as if such future advances were made on the date of the execution of this Mortgage. The total amount of indebtedness that may be so secured may decrease or increase from time to time, but the total unpaid balance so secured at one time shall not exceed Four Million Nine Hundred Thousand and No/100 (\$4,900,000.00) Dollars, plus interest thereon, and any disbursements made for the payment of taxes, levies or insurance on the Property, with interest on such disbursements at the default rate.

28. Covenants of Guarantors. As a part of the inducement to Lender to make the loans evidenced by the Revolving Credit Note and the Term Note, Borrower has caused certain other persons, firms or corporations to enter into certain guaranty agreements with Lender. Borrower covenants and agrees that such persons, firms or corporations shall fully perform, comply with and abide by such agreements. It is further understood and agreed by Borrower that such representations and agreements by the other persons shall constitute, for the purpose of its obligations hereunder, covenants on behalf of Borrower.