

BOOK 1535 PAGE 473

- 4. Said Primary Note and Mortgage securing same shall be due and payable on the 24th day of August, 1981.
- 5. Borrower has executed the Note(s) (hereinafter referred to as "Other Note(s)") and Mortgage(s), as shown on the attached Exhibit "A", in the aggregate principal amount of _____

(\$ _____). A default in the terms and provisions of the Other Note(s), or in the Mortgage(s) securing said Note(s), shall constitute a default hereunder as provided in this Mortgage. It is further expressly agreed that this Mortgage shall secure, in addition to the debt evidenced by the Primary Note, the liabilities under the Other Note(s) and the Mortgage(s) securing said Note(s), and any other liability or liabilities of the Borrower to the Lender, direct or indirect, secured or unsecured, now due or to become due, or which may hereafter be contracted by the virtue of any advances, disbursements, payments, charges or costs made or incurred by the Lender under the terms of this Mortgage, though the aggregate amount outstanding at any time may exceed the amount originally secured, and Lender shall be entitled to receive and retain the full amount of the debt evidenced by the Primary Note and the other liabilities herein described, in any action for foreclosure sale, or of accounting for insurance proceeds or any condemnation award.

LENDER.

BORROWER

Nothing in the preceding paragraph contained shall in any way lessen or impair the rights of the Lender with respect to this Mortgage and the Primary Note. The Primary Note and the Other Note(s) shall be and remain separate obligations of the Borrower, and each note and the security therefor shall be separately enforceable according to their terms. The Lender may institute separate proceedings with respect to each note and mortgage simultaneously or in such order and at such times as the Lender may elect. The pendency of any proceedings with respect to one or more but not all of said notes or mortgages shall not be grounds for the abatement or for hindering, delaying or preventing any proceedings with respect to the other Note(s) and Mortgage(s). Default under each note and mortgage shall constitute a separate cause of action, and the institution of proceedings upon one or more than one, but not all, shall not be construed as a splitting of a cause of action by the Lender.

- 6. It is further agreed that in all other respects the said Primary Note and Mortgage are hereby ratified and affirmed and remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereunto set their hands and seals the day and year first above written.

WITNESSES:

Samuel Spruell
James A. Hawkins
James A. Hawkins
Samuel Spruell

THE SOUTH CAROLINA NATIONAL BANK

BY: *H. Reid Sherard*
 H. Reid Sherard

ITS: Assistant Vice President

BY: *Barbara J. Ellinger*
 Barbara J. Ellinger

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