

Borrower, in consideration of the above extension and of the sum of One and No/100 (\$1.00) Dollar in hand paid by Lender and of the mutual covenants herein, the receipt and sufficiency of which are both hereby acknowledged, does hereby assume, covenant and agree to pay said principal sum and interest as set forth in said note and as modified by this Agreement, and to further and fully comply with all other terms and provisions of said note and mortgage.

It is hereby agreed that the said note and mortgage, except as expressly modified, altered or extended by this Agreement, shall be and remain in full force and effect.

It is agreed that the execution of this Extension Agreement shall not release any guarantor, maker or other party to the said note or any undertaking in connection therewith, nor shall this Agreement affect any release of any collateral given at any time to secure payment of said note or said other undertaking.

Borrower represents that no consent of any person, firm or corporation, not a party hereto is required, and Borrower agrees to indemnify and hold harmless Lender from and against any and all loss, damage or liability whatever, including attorneys' fees, arising out of failure to obtain consent of any person not a party hereto.

It is further agreed that nothing herein shall mean or be construed to mean to call for a rate of interest in excess of that allowed to be charged by the laws of the State of South Carolina to any borrower; and that if the provisions hereof should be determined to call for a rate of interest in excess of the maximum rate allowed by said laws as to any person, firm or corporation, then immediately and without necessity of any further action, the interest rate herein provided shall, as to such person, firm or corporation, be immediately reduced to the maximum rate allowed by said laws, but such rate shall not be reduced as to any other person, firm or corporation.