

Property or in any other security hereunder or otherwise appertaining to the Note or any other obligation secured by this Mortgage, whether by any statute, rule or precedent which may otherwise require said security to be marshaled in any manner; and Mortgagor and Fee Owner, for themselves and others as aforesaid, hereby expressly waive and release any right to or benefit thereof. Mortgagor and Fee Owner further waive and release all errors, defects and imperfections in any proceedings instituted by Mortgagee under this Mortgage, as well as all benefits that might accrue to Mortgagor or Fee Owner by virtue of any present or future laws exempting the Mortgaged Property, or any part of the proceeds arising from any sale thereof, from attachment, levy or sale under execution, or providing for any stay of execution, homestead exemption or any other exemption from civil process, or extension of time for payment.

23. Notices. All notices hereunder shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally or sent by registered or certified mail to any party hereto at its address stated above or at such other address of which it shall have notified the party giving such notice in writing. Whenever in this Mortgage the giving of notice by mail or otherwise is required, the giving of such notice may be waived in writing by the person or persons entitled to receive such notice.

24. Taxes on Mortgagee. If at any time, now or hereafter, before the indebtedness secured hereby is paid in full, Mortgagee is a bank which does not have an office or branch in the State of South Carolina and any tax, including without being limited to, any income, franchise, revenue, stamp, recording or license tax is imposed or assessed upon Mortgagee by the State of South Carolina, or any political subdivision thereof, or is payable by Mortgagee to the State of South Carolina, or any political subdivision thereof, by reason of this Mortgage, the income received by Mortgagee hereunder or under the Note or the Other Security Documents, or the loan secured by this Mortgage, whether such tax is based directly upon the income received hereunder, or the value of this Mortgage or of the Mortgaged Property is included in determining the amount of tax due by Mortgagee, Mortgagor agrees, immediately upon demand by Mortgagee, to pay to Mortgagee the amount of such tax attributable to this Mortgage or the income hereunder.

As used in this Article, the term "Mortgagee" shall include the holder of any interest in this Mortgage. If Mortgagor fails to pay such amount, as hereinabove provided, if Mortgagor cannot be compelled by law to pay such amount or the amount of such tax cannot be passed on to Mortgagor, or if the amount of such tax attributable to this Mortgage cannot reasonably be determined, then any such event shall constitute a default under this Mortgage, and the entire indebtedness secured by this Mortgage shall, at Mortgagee's option and without notice, become immediately due and payable.

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