

or payment of taxes as hereinbefore provided, shall be taken or deemed a waiver of right to exercise such option or declare such maturity as to such past or any subsequent violation of any of said covenants or stipulation.

25. It is understood that the Mortgagee hereunder is obligated to make the payments on the Mortgage debt secured by the senior mortgage described on the first page of this Mortgage as follows:

<u>Date</u>	<u>Original Balance</u>	<u>Present Balance</u>
February 21, 1978	\$885,000.00	\$878,599.66

Mortgagee's liability to make such payments is limited to the extent of payments (whether principal or interest) received by Mortgagee on the note secured by this Mortgage and in the event Mortgagee should fail to make such payments, Mortgagor may make such payments and credit such payments against the notes secured hereby.

All terms and provisions contained in the underlying note and mortgage with South Carolina Federal Savings and Loan Association, not incompatible with the express terms and provisions of this Mortgage are incorporated herein by reference as if fully set forth herein.

Mortgagor hereby agrees to perform or cause to be performed the covenants and obligations of the Mortgagor and its assignors under the aforesaid senior mortgage described on the first page of this Mortgage, other than and exclusive of the obligation to pay the Notes secured thereby, and any default under such mortgage (other than failure to pay the notes secured thereby) shall be deemed a default under this Mortgage, permitting the Mortgagee to declare the remaining principal and accrued interest secured hereby immediately due and payable and thereupon foreclose the lien given to secure payment thereof, and/or to cure such default (provided that the Mortgagee shall not be obligated to cure any such default);

12-19-82