

collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable, immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

Mortgagor covenants and agrees that any default by the mortgagor in any of: (a) the terms and conditions of the Loan Commitment from Mortgagee to Mortgagor dated April 18, 1977; (b) the covenants and obligations to be performed by Mortgagor as Landlord under that certain lease between Mortgagor, as Landlord, and Auto Brokers, Inc., as Tenant, dated ; (c) the terms and conditions of that certain mortgage from the mortgagors to First National Bank of South Carolina, dated June 23, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina in R.E.M. Book 1371 at Page 98 ; or (d) the terms and conditions of any other document or agreement made or given in connection with the loan secured hereby shall also constitute an act of default under the within Mortgage entitling the Mortgagee to all rights and remedies allowed hereunder.

The covenants, agreements and conditions herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this mortgage has been duly executed by the mortgagor the 1st day of June, 1977.

In the Presence of:

Michael McDonald
Carolyn A. Donnan
Michael McDonald
Carolyn A. Donnan

Tom S. Bruce
TOM S. BRUCE

N. A. Waldrop
N. A. WALDROP

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