

29. Grant of Security Interest. With respect to the real and personal property hereinabove described, this Mortgage shall constitute a security agreement between Borrower and Lender and, cumulative of all other rights of Lender hereunder, Lender shall have all of the rights conferred upon secured parties by the Uniform Commercial Code (South Carolina). Borrower will execute and deliver to Lender, to establish and maintain the validity and priority of the Lender's security interest in such property, such financing statements to be executed in the manner and form required by law and to the satisfaction of Lender. Borrower agrees to pay Lender's charge, to the maximum amount permitted by law, for any statement by Lender regarding the obligations secured by this Mortgage requested by Borrower or on behalf of Borrower. On demand, Borrower will promptly pay all costs and expenses of filing statements, continuation statements, partial releases and termination statements deemed necessary or appropriate by Lender to establish and maintain the validity and priority of the security interest of Lender or any modification thereof and all costs and expenses of any searches reasonably required by Lender. Lender may exercise any or all of the remedies of a secured party available to it under the Uniform Commercial Code (South Carolina) with respect to such Property and it is expressly agreed, in accordance with the provisions of the Uniform Commercial Code (South Carolina), that ten (10) days notice by Lender to Borrower shall be deemed to be reasonable notice under any provision of the Uniform Commercial Code (South Carolina) requiring such notice; provided, however, that Lender may, at its option, dispose of the collateral in accordance with Lender's rights and remedies in respect to the Property pursuant to the provisions of this Mortgage in lieu of proceeding under the Uniform Commercial Code (South Carolina).

Some of the items of property described herein are goods that are or are to become fixtures related to the Property and it is intended that, as to those goods, this Mortgage shall be effective as a financing statement filed as a fixture filing from the date of its filing for record in the real estate records of Charleston County, South Carolina. Information concerning the security interest created by this instrument may be obtained from the Lender, as secured party, or the Borrower, as debtor, at the addresses first shown above.

30. Security Agreement. The Borrower hereby agrees with Lender, as to the personal property which constitutes a portion of the Property subject to the security interest granted herein, that (i) Borrower is and always will be the lawful owner of such Property, free of all liens and claims whatsoever, except any which might exist in favor of the Lender, and has the right to subject to same to the security interest granted hereby; (ii) Borrower shall, unless Lender consents otherwise in writing, keep all Property at its chief places of business in South Carolina and North Carolina, with the exception of leases of industrial gas cylinders, which constitute a portion of the Property, in the ordinary course of business; (iii) Borrower will keep accurate and complete records reflecting the current status and location of all Property; (iv) Borrower will permit Lender, and its designees, from time to time, to inspect the Property and to inspect, audit, make copies of, and extracts from records

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