

security interest or to impose the lien hereof more specifically upon any of such property. Mortgagor hereby irrevocably constitutes and appoints Mortgagee and any officer or agent thereof, with full power of substitution, as its true and lawful agent and attorney-in-fact with full irrevocable power and authority (but not the duty or obligation) in its place and stead and in its name (upon notice to it) to execute and file any such security agreement, financing statement, or other instrument. Mortgagor agrees to pay Mortgagee's charge, to the maximum amount permitted by law, for any statement by Mortgagee regarding the obligations secured by this Mortgage requested by Mortgagor or on behalf of Mortgagor. On demand, Mortgagor will promptly pay all costs and expenses of filing financing statements, continuation statements, partial releases, and termination statements deemed necessary or appropriate by Mortgagee to establish and maintain the validity and priority of the security interest of Mortgagee, or any modification thereof, and all costs and expenses of any searches reasonably required by Mortgagee. Mortgagee may exercise any or all of the remedies of a secured party available to it under the Uniform Commercial Code (South Carolina), S.C. Code Ann. §§36-1-101 et seq. (1976) (as in existence now or may be amended from time to time, the "UCC") with respect to such property, and it is expressly agreed, in accordance with the provisions of the UCC, 10 days' notice by Mortgagee to Mortgagor shall be deemed to be reasonable notice under any provision of the UCC requiring notice; provided, however, that Mortgagee may at its option dispose of the collateral in accordance with Mortgagee's rights and remedies in respect to the real property pursuant to the provisions of this Mortgage, in lieu of proceeding under the UCC.

Some of the items of property described herein are goods that are or are to become fixtures related to the Land, and the parties intend 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 the county in which the Land is located. Information concerning the security interest created by this instrument may be obtained from the Mortgagee, as Secured Party, or the Mortgagor, as Debtor, at the address first shown above.

Everything referred to in paragraphs (A), (B), (C), (D), (E), (F), (G), and (H) hereof and any additional property hereafter acquired by Mortgagor and subject to the lien or security interest of the Mortgage or intended to be so is herein referred to as the "Mortgaged Property."