

The Land, Improvements, Fixtures and Personalty and Additional Property Interests are hereinafter collectively referred to as the "Mortgaged Property."

TO HAVE AND TO HOLD the Mortgaged Property and all estate therein, together with all the rights, privileges and appurtenances thereunto belonging, unto the Mortgagee, its successors and assigns, forever.

Section 2.2 Uniform Commercial Code. This Mortgage is intended to be a security agreement pursuant to the South Carolina Uniform Commercial Code (the "Code") for the Fixtures and Personalty described above and the Mortgagor hereby grants the Mortgagee a security interest in such items. With respect to the Fixtures, this Mortgage shall also constitute a fixture filing in accordance with the provisions of the Code. For purposes of the Code, the Mortgagee is a "secured party" and the Mortgagor is a "debtor" with their addresses being as hereinbefore set forth. The Mortgagor agrees to execute and deliver to the Mortgagee, upon the Mortgagee's request, financing statements in such form as the Mortgagee may require to perfect or continue a security interest hereunder. In the event of default under this Mortgage, the Mortgagee shall be entitled to exercise all rights and remedies of a secured party under the Code and may proceed as to the Fixtures and Personalty in the same manner as provided herein for the Land.

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