

1.12 Obligations: Any and all of the covenants, warranties, representations and other obligations (other than to repay the Indebtedness) made or undertaken by Mortgagor, Guarantor or others to Mortgagee or others as set forth in the Security Documents or any lease, sublease or other agreement pursuant to which Mortgagor is granted a possessory interest in the Land.

1.13 Permitted Encumbrances: The outstanding liens, easements, building lines, restrictions, security interests and other matters (if any) as reflected on Exhibit "B" attached hereto and the liens and security interests created by the Security Documents.

1.14 Agreement: The Agreement for Purchase and Sale of Real Estate dated November 15, 1984, executed by Mortgagor and delivered to Mortgagee.

1.15 Personalty: All of the right, title and interest of Mortgagor in and to all equipment, machinery, goods, general intangibles, money, insurance proceeds, accounts, contract rights, inventory, all refundable, returnable, or reimbursable fees, deposits or other funds or evidences of credit or indebtedness deposited by or on behalf of Mortgagor with any governmental agencies, boards, corporations, providers, of utility services, public or private, including specifically, but without limitation, all refundable, returnable or reimbursable tap fees, utility deposits, impact fees, commitment fees and development costs, and all other personal property (other than the Fixtures) of any kind or character as defined in and subject to the provisions of Article 9 of the Uniform Commercial Code as adopted in the State of South Carolina ("Article 9"), which have been conveyed to the Mortgagor by Mortgagee this date or which are now located or to be located upon, within or about the Land and the Buildings, or which are or may be used in or related to the planning, development, construction financing, sale of all or any portion of, or operation of the Mortgaged Property, together with all accessories, replacements and substitutions thereto or therefor and the proceeds thereof.

1.16 Plans: Any and all plans, specifications and other technical descriptions prepared for construction of any improvements on the Land, including any Building.

1.17 Rents: All of the rents, revenues, income, proceeds, profits, security and other types of deposits, and