

notwithstanding; provided, however, nothing in this paragraph limiting the obligations of Central under this Mortgage shall in any manner affect the validity of this Mortgage or the enforcement of this Mortgage against the Mortgagor in accordance with the terms and provisions hereof or in any manner limit or impair the exercise and enforcement of any right or remedy Lender may have in the event of any default under this Mortgage, the Note, or in any other instrument evidencing or securing the subject loan, whether such rights are created by such instruments or are now or hereafter provided or permitted by law or in equity. This Mortgage constitutes a mortgage upon all of the fee and leasehold ownership of the Property which are the subject of this Mortgage.

NOW, KNOW ALL MEN that the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing of the Lender of:

(a) The payment of the obligations evidenced thereby (including principal, interest costs, fees and other charges) in accordance with the terms of the Note, and any modifications, renewals, or extensions thereof, and the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage;

(b) The strict performance, observance, and compliance with all the terms, conditions, and obligations to be performed, observed, and complied with by Borrower under that certain Loan Commitment Letter Agreement between Borrower and Lender dated August 17, 1984 (the "Commitment Letter");

(c) The strict performance, observance, and compliance with each agreement of Mortgagor herein contained or incorporated herein by reference; and

(d) Also in consideration of the further sum of Three and no/100 Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Lender at and before the sealing and delivering of these presents, the receipt of which is hereby acknowledged;

HAS GRANTED, CONVEYED AND MORTGAGED, AND BY THESE PRESENTS DOES GRANT, CONVEY AND MORTGAGE unto the Lender, its successors and assigns, all that certain real property located near the intersection of Pelham Road and Interstate Highway 85 in Greenville County, South Carolina, more fully described in Exhibit "A", attached hereto, which Exhibit "A", is made a part hereof and incorporated herein as if set forth verbatim.

TO HAVE AND TO HOLD UNTO LENDER and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Mortgagor covenants that Mortgagor is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Mortgagor will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions presently of record and applicable to the Property.