

- a) deed to secure debt and security agreement conveying real property -- DeKalb County, Georgia;
- b) deed to secure debt and security agreement conveying real property -- Cartersville, Bartow County, Georgia;
- c) deed of trust and security agreement conveying real property -- Buncombe County, North Carolina;
- d) deed of trust and security agreement conveying real property -- Alamance County, North Carolina;
- e) mortgage creating a lien on the Premises -- Greenville County, South Carolina

(The foregoing deeds to secure debt, deeds of trust and mortgage being hereinafter collectively referred to as "Security Conveyances")

together with any renewals or extensions thereof and any future advances made thereunder to the extent and (b) performance and discharge of each obligation, covenant and agreement of Borrower contained herein or contained in the Security Conveyances or notes secured thereby.

Lender agrees that:

- A. So long as there shall exist no event of default, as hereinafter defined, on the part of Borrower, Borrower shall have the right to collect, but not more than thirty (30) days prior to accrual, all rents, issues and profits from the Premises and to retain, use and enjoy the same.
- B. Upon the payment in full of all indebtedness secured hereby, as evidenced by the recording or