

All gas and electric fixtures, radiators, heaters engines and machinery, boilers, ranges, ovens, elevators and motors, bathtubs, sinks, water closets, basins, pipes, faucets and other air-conditioning, plumbing and heating fixtures, mirrors, mantles, refrigerating plant, refrigerators, iceboxes, dishwashers, carpeting, furniture, laundry equipment, cooking apparatus and appurtenances, and all building material and equipment now or hereafter delivered to the premises and intended to be installed therein; and all renewals or replacements thereof or articles in substitution thereof; and all of the estate, right, title and interest of HMA in and to all property of any nature whatsoever now or hereafter situate on the Premises or intended to be used in connection with the operation thereof.

The Mortgagor shall execute any and all such documents, including financing statements pursuant to the South Carolina Uniform Commercial Code, as the Mortgagee may reasonably request, to preserve and maintain the priority of the security interest created hereby on property described in or referred to in this paragraph 11; provided, however, the remedies for any violation of the covenants, terms, and conditions of the agreements herein contained shall be (i) as prescribed herein, or (ii) by general law, or (iii) as to such part of the security which is also reflected in said financing statement, by the specific statutory consequences now or hereafter enacted and specified in the South Carolina Uniform Commercial Code, all at the Mortgagee's sole election. The filing of a financing statement in the records normally having to do with personal property shall never be construed as in any way derogating from or impairing this