

addition to other remedies given hereunder or existing at law or in equity. "Mortgagor" and "Mortgagee", as used herein, include their respective successors and assigns, and the provisions hereof shall be binding upon and shall inure to the benefit of said successors and assigns.

13. This Mortgage of Real Estate may be assigned by Mortgagee, and in such event, the assignee thereof shall succeed to all of the rights of Mortgagee hereunder.

IN WITNESS WHEREOF, BENGAL CORPORATION, has caused this Mortgage of Real Estate to be executed and delivered as of this 22nd day of February, 1980, by its officers thereunto duly authorized and empowered.

Signed, Sealed and
Delivered in the
Presence of:

BENGAL CORPORATION

Lon Long
Witness
Baldasore
Witness

By: Bruce
President
Marion Sullivan
Secretary
(Corporate Seal)

Without limiting the generality of any other provision hereof, this mortgage also secures, in accordance with Section 29-3-50, Code of Laws of South Carolina, 1976 (1) all existing indebtedness of the Mortgagor to the Mortgagee, evidenced by promissory notes or other instruments referred to herein, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to the Mortgagor by the Mortgagee, to be evidenced by promissory notes or other instruments referred to herein, and all renewals and extensions thereof, and (3) all other indebtedness of the Mortgagor to the Mortgagee, now due or to become due or hereafter contracted pursuant to any of the instruments referred to herein as being secured hereby, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed the total sum specified herein, with interest thereon, attorneys' fees and costs.