

the Indebtedness or any obligation created or arising under this Mortgage or in the Loan Documents (as defined in the Note), or any of them, or to exercise any right of foreclosure or power of sale contained in this Mortgage or the Loan Documents, the judgment or decree shall be enforceable against Mortgagor or Fee Owner only to the extent of the interest of Mortgagor or Fee Owner in the Premises, including, but not limited to, all of the rents and profits thereof and arising therefrom, and any such judgment shall not be subject to the execution on, nor be a lien on, any assets of Mortgagor other than its interest in the Premises, it being specifically understood and agreed that Mortgagor shall have no personal liability for the payment of the Indebtedness secured by this Mortgage and that Mortgagee shall look only to the Premises described herein and in the Loan Documents (as defined in the Note) and the rents, revenues and profits thereof and therefrom and to whatever additional or other security which may be given in the future by Mortgagor and the rents, revenues and profits therefrom for the payment of the Indebtedness secured hereby.

3.13 Security of Future Advances. This Mortgage shall secure advances made and which may be made by Mortgagee to Mortgagor aggregating SIXTEEN MILLION (\$16,000,000.00) DOLLARS (evidenced by a Note of even date herewith, hereby expressly made a part hereof) and secures, in accordance with Section 29-3-50, Code of Laws of South Carolina, 1976, (1) all existing indebtedness of Mortgagor to Mortgagee (including but not limited to the above described advances), evidenced by promissory notes, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Mortgagor by Mortgagee, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Mortgagor to Mortgagee, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding

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