

(b) Any and all additional advances made by the Lender to protect or preserve the Premises or the security interest created hereby on the Premises, or for taxes, assessments or insurance premiums as hereinafter provided or for performance of any of the Borrower's obligations hereunder or for any other purpose provided herein (whether or not the original Borrower remains the owner of the Premises at the time of such advances); and

(c) Any and all other indebtedness now owing or which may be hereafter owing by the Borrower to the Lender, including, but not limited to, any sums advances by Lender to cure a default under any senior mortgage and any sums advanced for completion of the refurbishing of the improvements pursuant to this Mortgage or the Construction Loan Agreement.

IN ADDITION TO THE NOTE HEREINABOVE DESCRIBED THIS MORTGAGE ALSO SECURES FUTURE ADVANCES PURSUANT TO SECTION 29-3-50 OF THE 1976 CODE OF LAWS OF SOUTH CAROLINA, AS AMENDED WITH THE MAXIMUM PRINCIPAL AMOUNT OF ALL EXISTING INDEBTEDNESS, FUTURE ADVANCES, AND ALL OTHER INDEBTEDNESS AT ANY ONE TIME NOT TO EXCEED THE TOTAL SUM OF \$10,000,000.00, TOGETHER WITH INTEREST THEREON, ATTORNEYS FEES AND COSTS.

Provided, always, and it is the true intent and meaning of the parties to these presents, that when the Borrower, its successors or assigns, shall pay or cause to be paid to the Lender, its successors or assigns, the Indebtedness according to the conditions and agreements of the Note and this Mortgage, and shall perform all of the obligations according to the true intent and meaning of the Note and of this Mortgage and the conditions thereunder, and hereunder, then this Mortgage shall cease, determine and be null and void, and the Lender shall execute and deliver to the Borrower a satisfaction of this Mortgage in recordable form; otherwise, this Mortgage shall remain in full force and effect.

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