

mortgages and is given to secure a debt evidenced by a certain note of even date herewith executed by the Mortgagor payable to the order of the Mortgagee as hereinabove stated. This Mortgage also constitutes a security agreement under the South Carolina Uniform Commercial Code and creates a security interest in the personal property included in the Mortgaged Property and the proceeds thereof. Mortgagor shall execute, deliver, file and refile any financing statements or other security agreements Mortgagee may require from time to time to confirm the lien of the Mortgage with respect to such property. Without limiting the foregoing, Mortgagor hereby irrevocably appoints Mortgagee attorney-in-fact for Mortgagor to execute, deliver and file such instruments for and on behalf of Mortgagor.

SECOND: SUCCESSORS AND ASSIGNS INCLUDING IN PARTIES. Whenever in this Mortgage one of the parties hereto is named or referred to, the successors and assigns of such parties shall be included and all covenants and agreements contained in this Mortgage by or on behalf of the Mortgagor or by or on behalf of the Mortgagee shall bind and inure to the benefits of their successors and assigns, whether so expressed or not.

THIRD: HEADINGS. The headings of the sections, paragraphs and subdivisions of this Mortgage are for the convenience of reference only, and are not to be considered a part hereof and shall not limit or otherwise affect any of the terms hereof.