

rate and in accordance with the terms provided in the said Note incorporated herein by reference and made a part and parcel hereof, in which event the entire unpaid balance of principal and accrued interest shall become due and payable on or before the 1st day of November, 2004, all according to the terms of the said Note;

NOW, KNOW ALL MEN BY THESE PRESENTS, that the said Mortgagor, Ewing-Hungiville Realty and Construction, Inc., for and in consideration of the said debt in the sum of money aforesaid, and for the better securing of the payment thereof to the said The South Carolina National Bank, Columbia, South Carolina, and to Aetna Life Insurance Company, should it purchase this Mortgage and the said Note, hereinafter referred to as Mortgagee, according to the terms of the said Note, and also in consideration of the further sum of Three (\$3.00) Dollars to it, the said Ewing-Hungiville Realty and Construction, Inc., in hand well and truly paid by The South Carolina National Bank, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents DOES GRANT, BARGAIN, SELL AND RELEASE unto the said The South Carolina National Bank the following described property:

(SEE ATTACHED SCHEDULE "A")

The parties hereto further agree that to further secure the herein described indebtedness, this mortgage shall serve as a security agreement between Mortgagor and noteholder, and in furtherance thereof, Mortgagor hereby grants to noteholder a security interest in all goods, equipment and fixtures now or hereafter owned or used on or about the herein described property. This security agreement shall in addition cover all proceeds of such collateral when sold. Mortgagor hereby agrees to pay all costs incurred by noteholder in continuing the lien evidenced by all financing statements filed in connection herewith. In addition to the other remedies provided in this instrument, noteholder is hereby authorized to exercise the rights of a secured party under the Uniform Commercial Code of South Carolina or any subsequent